



Conservation Element



SECTION 5
CONSERVATION ELEMENT

5.1 INTRODUCTION

5.1.1 SCOPE OF ELEMENT

The state requires every local general plan to have a conservation element (Section 65302(d)) that focuses on the protection and maintenance of the state's natural resources and prevents their wasteful exploitation and destruction.

The conservation element also must include an analysis of the natural environment. Maywood's natural resources are limited and as a result, there is little to conserve. This is attributed to the growth of the city which altered the natural setting from an open grassland area to a built urban environment.

5.1.2 ISSUES

Maywood is primarily a residential community with most of its land zoned for multiple-family detached units. The city is completely urbanized, except for scattered vacant lots. In addition, Maywood is surrounded by other incorporated cities that are urbanized to the same degree as Maywood.

The vegetation and wildlife species that exist in Maywood are for the most part supported by people. The groundwater is utilized by people for urban uses. The air is contaminated by transportation and industrial emissions, both within and outside the city limits.

As a city within the larger Los Angeles metropolitan region, the focus of this element is Maywood's role in this region as an active participant in dealing with regional issues, such as water and air quality. The goals and policies stated in this element refer to the city's commitment to conserving the resources that have been impacted by urbanization.

In addition to addressing natural resources, this element discusses the city's cultural resources that have been identified in the background report of this document. Since

little is known about the prehistory of the area due to the extent of urbanization that has taken place, cultural resources focus on the historical development of Maywood.

5.2 GOALS AND POLICIES

5.2.1 ISSUE: PRESERVING NATURAL RESOURCES

The natural environment of Maywood has been altered by urbanization. The following goal requests that a balance between the natural and urban environment be created to prevent further deterioration of both environments. To accomplish this task, the policies following the goal require more vegetation to be planted that not only provide sources of clean air but provide habitats for small wildlife species. These policies also require air pollution control.

GOAL 1: Provide a sensitive integration of natural and urban environments.

Policies

- 1.1 Require landscaping and vegetative cover for its own value and for its value as wildlife habitat.
- 1.2 Require the lowest pollutant emissions from the city's own vehicle pool and equipment used for government purposes.

5.2.2 ISSUE: REGIONAL COOPERATION IMPROVING THE ENVIRONMENT

The following goal and subsequent policies pertain to the city's role in the region by actively participating and adhering to programs established by regional agencies.

GOAL 2: Promote cooperation between the city and other agencies and local governments to improve the environment.

Policies

- 2.1 Continue cooperation and coordination between jurisdictions pertaining to regional environmental quality.
- 2.2 Support all actions and/or programs that will result in the development of a comprehensive regional mass transit system.

5.2.3 ISSUE: IMPROVING AIR AND WATER QUALITY IN THE REGION

The following goal recognizes that the only way to ensure that natural resources, such as air and water, are preserved in the future is through established supervision. The following policies also establish criteria for better air and water quality through conservation methods.

GOAL 3: Provide for the proper management of natural resources both in the city and region are so that they may be protected for the benefit of present and future residents.

Policies

- 3.1 Develop and enforce local criteria of air and water quality so that the city may reduce its share of these regional problems.
- 3.2 Promote a water conservation program so the city may reduce its share of regional water consumption.
- 3.3 Require drought resistant trees and plants for all new landscaping for commercial and industrial development.
- 3.4 Encourage water conservation in residential, commercial, and industrial developments through the use of water saving irrigation systems.

5.3 NATURAL RESOURCES PROGRAM

The natural resources plan addresses three issue areas: air quality, water resources, and plant and wildlife resources.

5.3.1 AIR QUALITY

Maywood is located in the South Coast Air Basin (SCAB), and is regulated by the South Coast Air Quality Management District (SCAQMD). The conservation element goals and policies require the city to continue working with the SCAQMD to enforce regional air quality plans and policies. The SCAQMD has been responsible for regulating pollutant emissions in the SCAB and has adopted an Air Quality Management Plan (AQMP) pursuant to the requirements of the Federal Clean Air Act.

The plan, titled "Long-Range Strategies for Improving Air Quality," has established regulatory programs designed to reduce pollutant emissions from stationary sources (industry and commercial businesses) and mobile sources (cars, trucks, construction vehicles, etc.).

New industries establishing businesses in the city will have to comply with the AQMP and will need to install new pollution control devices, as well as comply with strict emission restrictions. Cleaner burning fuels, such as natural gas and methanol, are encouraged by the plan. Maywood can ensure that industries comply with SCAQMD requirements through business license issuance process.

A significant proportion of pollutant emissions in the basin are emitted by motor vehicles. The SCAQMD recommends a reduction in the total miles traveled that will reduce the level of pollutants emitted in the air. The AQMP recommends several options to be used to reduce the level of vehicle emissions. These options include the use of public transportation, the establishment of transportation management systems, and staggered work hours.

5.3.2 WATER RESOURCES

Maywood relies on three water companies that depend on groundwater resources for supply. The conservation element goals and policies recommend a water conservation program to reduce water consumption in the city. This program will require new landscaping standards set by the city that include drought resistant trees and plants for all new landscaping projects. The city may, also, encourage water-saving irrigation systems. The city will cooperate with other regional water conservation programs to the greatest extent possible.

5.3.3 VEGETATION AND WILDLIFE RESOURCES

The native landscape of Maywood, as noted before, has been radically altered by urbanization. What was once California prairie grassland has been paved, built upon, and planted with ornamental trees, shrubs, and grasses. The native wildlife population has been substantially reduced as a result of the urbanization as well. Most species have either migrated to other regions of southern California, or have been exterminated.

The goals and policies of this element pertaining to vegetation and wildlife establish new standards for landscaping or street median, parkways, and new development. This provides more vegetation in the city and hence habitat for small wildlife species which are commonly found in urbanized areas.

5.4 CULTURAL RESOURCES PROGRAM

The background report (Section 5) identifies four structures in the city that have some historic significance to the community. These include Loma Vista School, the Primasing Home, Maywood Post Office, and Maywood City Hall. The city may wish to designate these structures as being historically significant to the community, either locally or through the State Office of Historic Preservation. In addition, the city may request the assistance of interested community volunteers or students in conducting a citywide historic survey.

Conservation Element Background Report

MAYWOOD GENERAL PLAN

CONSERVATION ELEMENT BACKGROUND REPORT

5.5 INTRODUCTION

The State of California requires every city and county to take steps to protect and preserve natural and cultural resources within the community. While the state's natural resources continue to dwindle, its population continues to grow at a phenomenal rate; consequently, resource demand increases.

Natural resources available in Maywood are limited due to the mature urban environment. This background report will concentrate on describing remaining natural and cultural resources. The city's cultural resources include sites important in the city's historic development. The discussion on natural resources will focus on air and water quality, as well as energy and resource conservation. The following are considered in this report:

- The native natural environment of the city has been virtually replaced by urban development.
- Water bearing sediments underlie the city and serve as a principal source of water. Efforts need to be taken to ensure that this resource is not contaminated or depleted.
- The city's air quality is generally low, as is the quality of the rest of the South Coast Air Basin airshed. The SCAQMD and SCAG intend to implement a strategy through which clean air standards will be met by the year 2010.
- Native vegetation and wildlife have been supplanted by other species of plants and animals introduced and maintained by humans, and include species commonly found in an urban setting.
- The region has a long history of human occupation; the remaining cultural resources are limited to a number of historic buildings and sites located in the community.

5.6 DESCRIPTION OF NATURAL RESOURCES

The description of natural resources will focus on those resources that remain in the city that may be impacted by man's activities both within the city and in the surrounding region. The remaining natural resources important to the city include air, water, and plant life.

5.6.1 AIR QUALITY

Regional Air Quality

The South Coast Air Basin of California, which includes Orange County and the nondesert portions of Los Angeles, Riverside, and San Bernardino counties, experiences some of the worst air quality in the United States. Although federal law required all areas of the nation to meet all air quality standards set to protect public health by December 31, 1987, peak readings in the basin in 1987 were three times the standard for ozone, twice the standard for carbon monoxide and 80 percent of the standard for fine particulates. Nitrogen dioxide levels were exceeded only in Los Angeles County and nowhere else in the nation.

Climate and topography affect the basin's air quality. During the summer months, a warm air mass frequently descends over the basin, inhibiting the dispersion of pollutants. Weak summer breezes also slow dispersal, allowing pollutant concentrations to build up. Strong sunlight, needed for the photochemical process which produces ozone, is also abundant in summer. Inversion layers also occur in winter, resulting in high concentrations of nitrogen dioxide and carbon monoxide. Sunlight is not sufficiently intense in winter to produce high levels of ozone. Rainfall is infrequent in summer and is usually limited to occasional storm systems in winter, most often from December through February.

Primary responsibility for monitoring and controlling pollution in the basin resides with the South Coast Air Quality Management District (SCAQMD). The California Air Resources Board (CARB) is responsible for regulating motor vehicle emissions, and both the CARB and EPA have some oversight authority over the SCAQMD.

Air Quality in Maywood

Due to its location within the center of Los Angeles County, Maywood shares many of the air quality problems associated with the urbanized core of the South Coast Air Basin. Emissions from industrial sources and from automobiles account for most of the region's air pollution. Cities that are downwind of coastal industrial sources and which are within the densely populated, heavily travelled central core of the Los

Angeles Metropolitan basin experience higher levels of pollution than do cities along the coast. Although cities farther inland have higher levels of ozone, these cities do not experience levels of automobile-related primary pollutants, principally nitrogen dioxide and carbon monoxide, as high as those in the central core cities.

The SCAQMD monitors air quality at 29 stations in the basin. The closest station to Maywood is in Lynwood. The maximum readings for the years 1983-1987 are shown on Table 5-1, and the number of days air quality standards were exceeded during this period are shown on Table 5-2

TABLE 5-1
MAXIMUM READING FOR 1983-1987
LYNWOOD STATION

<u>Pollutant Standard</u>	<u>Maximum Reading For Each Year</u>				
	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
Ozone					
Maximum 1 hr (ppm)	0.23	0.27	0.21	0.20	0.24
Carbon Monoxide					
Maximum 1 hr (ppm)	24	29	33	27	26
Nitrogen Dioxide					
Maximum 1 hr (ppm)	0.27	0.27	0.31	0.26	0.26
Sulfur Dioxide					
Maximum 1 hr (ppm)	0.06	0.07	0.06	0.13	0.06
Particulates					
Maximum 24 hr (ug/m ³)	232	199	290	262	221

Source: South Coast Air Quality Management District, Air Quality Data, 1983-1987.

TABLE 5-2

**ANNUAL SUMMARY OF AIR QUALITY STANDARDS VIOLATIONS
LYNWOOD STATION**

<u>Pollutant Standard</u>	<u>Number of Days Standards Exceeded</u>				
	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
Ozone					
1 hr > 0.10 ppm (state)	57	49	41	46	24
1 hr > 0.12 ppm (federal)	27	22	16	16	11
Carbon Monoxide					
1 hr > 20 ppm (state)	5	11	12	11	10
8 hr > 9.5 ppm (federal)	31	51	36	41	40
Nitrogen Dioxide					
1 hr > 0.25 ppm (state)	1	2	1	3	1
Sulfur Dioxide					
24 hr > 0.05 ppm (state)	0	0	0	0	0
Suspended Particulates (PM10) 150 ug/m ³ (fed.)	NM	NM	NM	NM	NM

Source: South Coast Air Quality Management District, Air Quality Data. 1983 through 1987.

Air Quality Management Plan

The Southern California Association of Governments and the SCAQMD have been designated to prepare plans that set forth a strategy to attain federal and state air quality standards consistent with federal law (1977 Clean Air Act Amendments) and state law (Lewis-Presley Air Quality Management Act). The agencies developed plans in 1979 and 1982, but were unable to demonstrate compliance by the 1987 federal deadline. In 1988 a federal court disallowed the 1982 Air Quality Management Plan (AQMP) for the South Coast Basin because it did not meet this deadline requirement.

The two agencies have prepared a plan revision that would meet the standards in 20 years. At present, the federal deadline is still 1987. However, in 1988, congress considered, but did not adopt, a Clear Air Act Revision which would have extended the deadline by 20 years for severely impacted areas. The California Legislature in

1988 adopted a state Clean Air Act (SB 2598) which mandates an annual 5 percent reduction in emissions for the region.

Other state legislation (SB 151-1987) gave the SCAQMD broad new authority to regulate indirect sources of emissions--sources that do not directly emit pollutants themselves but which attract vehicular sources of emissions.

AQMP Conformity Requirements

The federal Clean Air Act specifies that all federal actions are required to conform to the local AQMP, and prohibits the local metropolitan planning organization from approving any federal actions that do not conform. The Act specifically empowers the EPA Administrator to withhold, condition, or restrict grants for wastewater treatment facilities that may contribute directly or indirectly to an increase in emissions of any pollutants that would continue or cause a violation of the national air quality standards. In 1981, the EPA published criteria requiring that transportation plans, programs, and projects also conform with the AQMP.

The 1979 and 1982 AQMP asked local governments to participate in a number of activities, such as energy conservation, street light synchronization, and voluntary transportation management. City actions were considered to be in conformity if they were within the growth forecasts in the AQMP and consistent with actions agreed to by the local jurisdiction.

The 1988 AQMP would extend conformity demonstration to all projects considered to be of regional significance regarding review by SCAQMD. Conformity would be demonstrated through showing consistency with the adopted AQMP job/housing balance forecast for the subregion and demonstrating that feasible land use, transportation, and energy conservation mitigation measures were incorporated.

Air Quality Elements

Although air quality elements are not required as part of a general plan, the boards of both the SCAQMD and the Bay Area AQMD in Northern California have requested that cities and counties within their jurisdictional areas prepare air quality elements. These elements would be directed at reducing local sources of emissions

that result from automobile use, energy consumption, and use of polluting materials in homes, offices, and other workplaces. The elements would set forth local strategies to reduce traffic congestion, promote energy efficiency, and establish design standards that result in fewer trips and lowered usage of polluting materials, such as certain types of architectural coatings.

The 1988 AQMP revision calls for each city and county within the South Coast Air Basin to develop and adopt an air quality element by July 1, 1990 that would:

- Restrict local parking (suggested methods include: increasing parking fees, eliminating on-street parking, restricting parking in residential zones, establishing park and ride lots, etc.)
- Restrict parking at special event centers
- Restrict truck deliveries
- Establish programs to implement the job/housing balance goals of the AQMP
- Establish energy conservation programs
- Establish a program of telecommunications strategies

5.6.2 WATER QUALITY

Three separate water companies supply water to city residences and businesses: Maywood Water Company Number 1, Maywood Water Company Number 2, and Maywood Water Company Number 3.

The three mutual water companies rely on groundwater resources to supply the city's water demands. Analysis of groundwater levels in the area by the State Department of Water Resources shows that the elevation of the groundwater averages 65 feet below sea level and that the average distance between the surface of the ground and the surface of the water is 230 feet. The water is hard, averaging 400 milligrams of total dissolved solids per liter. The public health standards for water used for domestic and municipal purposes have long defined the permitted level of total dissolved solids as 1,000 milligrams/liter and the recommended level as 500 milligrams.

Maywood's water supply meets the recommended standard for water quality by a safe margin. Analysis of the groundwater for pesticides has detected no presence of chlorinated pesticides in the water.

The quality of water available from local groundwater basins is a critical component of the region's overall water supply picture. Groundwater currently provides about 33 percent of the region's water supply, and is used for both agricultural irrigation and for urban consumption. Groundwater basins around the region, including the one supplying Maywood, are being threatened by continuing overdraft, increasing levels of salinity and mineralization, and, most recently, by contamination by hazardous substances.

Efficient use of existing water supplies through water conservation is an inherent component of all of the above water issues. Water conservation measures contribute to the availability of water through reduction of demand. Full realization of potential conservation activities would be particularly beneficial during drought periods. In addition, all medium to large urban water suppliers were to have prepared, by December 31, 1985, Urban Water Management Plans that consider water conservation.

5.6.3 VEGETATION AND WILDLIFE

The impacts of urbanization have greatly affected the Maywood environment. Today, Maywood is completely urbanized except for scattered vacant lots and some parkland open space. Over the years, the Maywood area has changed from being an open grasslands environment with a variety of vegetation and wildlife species, to an environment completely dominated by man. Many species of wildlife have either migrated to another area or have simply disappeared from the local ecosystem. Urbanization has limited the variety of wildlife and vegetation to those species that have either adapted to life with man and are somewhat dependent on him, or simply tolerate man, while also taking advantage of man's agriculture and gardens.

Maywood does, however, have a variety of flora and fauna that enhance the city's environment considerably. The vegetation growing in the city may be thought of in four categories: (1) the interstitial forest consisting of trees growing between buildings and streets; (2) parks and green zones; (3) gardens of ornamental and food

plants; and (4) lawns or interstitial grassland. In the mid 1970s, the street tree population numbered approximately 2,580. There are about 50 more trees in Maywood City Park.

Additional trees grow on private property. The predominant species include carobs, camphors, carolina cherries, jacorandas, ashes, crepe myrtles, and evergreen elms.

The wildlife that lives in the relatively small habitats usually found in an urban area, such as Maywood. These species that have adapted to life with humans and are at least partly dependent on them for food and cover, or tolerate humans and occasionally take advantage of their agriculture and gardens. The most common types of urban wildlife in Maywood include a wide variety of rodents, birds, amphibians, insects, and domestic dogs and cats.

5.7 CULTURAL RESOURCES

The city is located in an area that may have been visited by prehistoric peoples from time to time. While little is known about the local prehistory, the city's proximity to the Los Angeles River makes it likely that such visits did occur. Maywood is located in an area close to a transition zone between the Chumash and Gabrielino peoples who occupied the region at the time of European contact.

While prehistoric sites or artifacts could be discovered in the course of construction activities in the city, it is likely that any archaeological site on the surface would have been destroyed during past urbanization. For this reason, the cultural resources especially important to local residents include schools, the library, and significant historic structures.

5.7.1 SCHOOLS

Primary education for Maywood students is provided by three elementary schools located in the city. For secondary education, Maywood students attend a junior high school in Huntington Park and a high school located in Bell. Los Angeles Unified School District administers all the elementary, junior high, and senior high schools. Table 5-3 summarizes the enrollment characteristics for those schools which serve Maywood residents.

TABLE 5-3

PRIMARY AND SECONDARY EDUCATIONAL FACILITIES

<u>School Location</u>	<u>1988-89 Enrollment</u>	<u>Capacity</u>	<u>Grade Level</u>
Loma Vista Elementary 3629 E. 58th Street	1,586	1,586	K-5
Fishburn Elementary 5701 Fishburn	1,162	1,180	K-5
Heliotrope Elementary 5911 Woodlawn	1,272	1,285	K-5
Nimitz Junior High 6021 Carmelita Huntington Park	3,677	3,663	6-8
Bell High School 4328 Bell Avenue Bell	3,825	3,600	9-12

All of the above schools bus children out of the school service area to relieve overcrowding.

Source: Los Angeles Unified School District

5.7.2 LIBRARY

The City of Maywood is served by a single library facility located adjacent to City Hall on Slauson Avenue. This library is staffed and operated by the County of Los Angeles.

5.7.3 HISTORIC SITES

The area in which Maywood is located was historically Indian land that was passed to the Spanish Crown in 1781. For the next century, the area remained largely undeveloped.

By 1917, the area was part of a 2,300 acre ranch that was owned by a land development corporation. The ranch was used primarily to grow produce sold to markets in Los Angeles. The ranch was eventually subdivided to develop a

community that selected the name Maywood. According to historical records, the name derived from a young woman who worked for the corporation. Christening of the town took place on May 4, 1919.

Shortly after the establishment of the town, the first elementary school, called Washington (later renamed Loma Vista), was built in 1920. The other two schools were built soon after Loma Vista. The first structure in Maywood was a house at the corner of Slauson and Everett that was built in 1913. A number of other important historic structures and sites are indicated in Table 5-4

TABLE 5-4

HISTORIC SITES IN MAYWOOD

<u>Historic Site/Structure</u>	<u>Description</u>
Loma Vista School	Maywood's first school (originally called Washington) built in 1920
Primasing Home	First home in Maywood, built in 1913
Maywood Post Office	Constructed in 1938
Maywood City Hall	Constructed in 1938

Source: Michael Brandman Associates, 1988.

Maywood was incorporated on September 2, 1924. One year after incorporation, a group of disenchanted citizens set out to disincorporate Maywood. The issue was put to a vote and the City of Maywood survived.