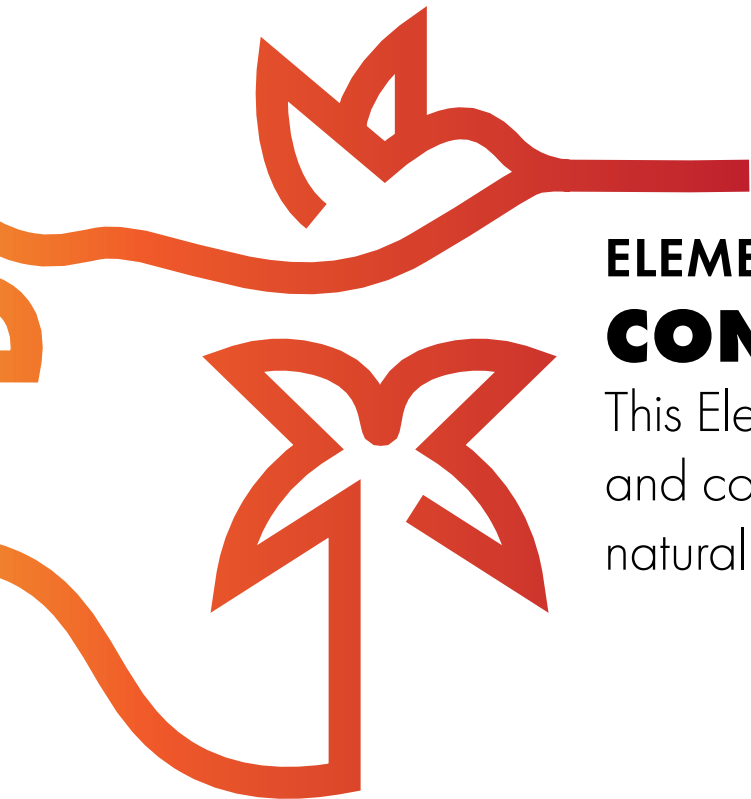


# PICTURE OUR ENVIRONMENT



## ELEMENT 10

# CONSERVATION

This Element addresses the stewardship and conservation of cultural and natural resources.

# INTRODUCTION

Culver City has abundant cultural and natural resources that should be protected and enhanced for current and future residents. The Conservation Element addresses cultural resources, including archaeological, and historic resources, paleontological resources, as well as water resources, air quality, and mineral resources. This Element lays out a roadmap for the City of Culver City to attain its goals, which will protect and preserve these resources and enhance the quality of life of Culver City residents and make Culver City more enjoyable for future residents and visitors.

## What We are Trying to Achieve

- Cultural resources are preserved and protected, including prehistoric and historic period archaeological sites, historic structures, buildings, and landscapes, tribal cultural resources, and paleontological resources.
- Sensitive, threatened, and endangered species and their habitat within Culver City are protected and open space areas are enhanced to promote biological resources.
- An active and revitalized Ballona Creek.
- High levels of ground and surface water quality are maintained through effective systems and best practices.
- Healthy indoor and outdoor air quality.
- The safe and effectively-managed phase-out of the Inglewood Oil Field (IOF) operations.
- The urban forest is expanded and public lands are valued as areas that sequester or take in carbon dioxide.
- New and existing buildings use energy and water efficiently.



Kirk Douglas Theatre

# KEY ISSUES AND OPPORTUNITIES



City Hall

## Cultural Resources

Cultural resources can include prehistoric and historic period archaeological sites, historic structures, buildings, districts, and landscapes, or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious or any other reason, including tribal cultural resources.

### Archaeological Resources

Archaeological resources include prehistoric (or Native American) archaeological resources such as villages, temporary camps, lithic scatters, rock art, roasting pits/hearths, milling features, rock features, and burial/human remains. They can also include historic archaeological resources like refuse heaps, bottle dumps, ceramic scatters, privies, foundations, and graves. Results of the archival research conducted for this General Plan indicate that 16 archaeological resources have been previously identified within the city.

The city is located in a region that was traditionally occupied by Indigenous Peoples. Groups of Indigenous Peoples of Los Angeles include Gabrieleño, Gabrielino, Tongva, and Kizh. For this Conservation Element, the term “Gabrielino” will be used, in keeping with the State-recognized name of San Gabriel Band of Mission Indians.

Tribal Cultural Resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Prehistoric archaeological resources may also be considered Tribal Cultural Resources.

### Historic Resources

Historic resources typically include components of the built environment, such as buildings, structures, or districts generally 50 years in age or older that have been identified as either eligible for designation or are listed in the National Register of Historic Places, California Register of Historic Resources (California Register), or as Culver City Cultural Resources. The identification as a historic resource is a result of a local survey or an evaluation by a qualified surveyor in a historic assessment report. Generally, a resource is considered to be historically significant if it meets the criteria for listing in the California Register, including the following:

- Is associated with significant events or patterns of history;
- Is associated with the lives of persons important in the past;
- Embodies distinctive characteristics of a type, period, region, or method of construction or represent the work of an important creative individual, or possess high artistic value; or

- Has yielded, or may likely yield, information important in prehistory or history.

Development impacts that affect a historic resource are reviewed as environmental impacts. Culver City is responsible for evaluating potential resources over 45 years in age against the California Register criteria before making a finding as to a proposed project’s impacts to historic resources.

Results of the archival research conducted through the California Historical Resources Information System (CHRIS) and the City’s Historic Preservation Program indicate that 204 historic resources have been previously identified within the Planning Area. The historic resources include a mix of residential buildings (single-family, duplex, and apartment), entertainment studios, and commercial buildings (a restaurant, a theater, and hotels). They also include a bathhouse (the Municipal Plunge community pool), a post office, churches, a school, historic period commercial development along Main Street, an airline/railroad segment, a substation, a public utility building and utilities (utility pole and cell tower), and a flood control channel.

Locally, a total of 50 structures currently have either “Landmark” or “Significant” designations under the City’s Historic Preservation Program. Landmark Structures are designated as an exceptional example of the highest

architectural, historical, or cultural significance to the community. Significant Structures are designated as being of substantial architectural, historical, or cultural significance to the community. The city has three designated historic districts: 11027 – 11047 Braddock Drive, 4052 – 4070 Lafayette Place, and 4128 – 4181 McConnell Boulevard. Three of Culver City’s Landmark Structures are also included in the National Register of Historic Places (NRHR). These are the Washington Building (9720-9730 Washington Blvd.), Citizen Building (9355 Culver Blvd.) and Culver Hotel (9400 Culver Blvd.). In addition, the City maintains a third classification of historical resource, that of Recognized Structures, designated as being of architectural, historical or cultural interest.

### **Paleontological Resources**

Paleontological resources include fossilized remains or traces of multi-cellular invertebrate and vertebrate animals and multi-cellular plants that are greater than 5,000 years in age. Four known fossil localities have been previously identified within the city and eight other fossil localities are located outside the city.

The northern, southern, and western portions of the city have a low to high-potential for yielding fossil localities associated with younger alluvium (material deposited by rivers). The northeastern portion of the city has a high potential for producing fossils associated with the Inglewood Formation and the southern portion of the city has a high potential for producing fossils associated with older alluvium and San Pedro Sand deposits. While Paleosols (older soils preserved by burial underneath sediment) exist within the southern portion of the city, the potential for finding fossils within this soil type is undetermined.

The potential to encounter or destroy paleontological resources in the city is primarily associated with new development, particularly

construction involving excavation into native/undisturbed sediments with moderate- to high-potential for containing paleontological resources.

### **Biological Resources**

The vast majority of the Planning Area is urbanized, has been heavily developed, and is devoid of vegetation. Vegetation within the Planning Area is primarily limited to ornamental trees, including street trees, and irrigated landscaping. However, remnant patches of native vegetation remain in the Kenneth Hahn State Recreation Area, the IOF, and other limited areas of the city, as shown in Figure 35. These patches of native vegetation, and to a lesser degree, ornamental vegetation, may provide suitable habitat for various special status plant and wildlife species, and nesting birds.

There are five special status plant species and 16 special status wildlife species that have either been detected within the vicinity of the Planning Area or have the potential to occur based on the presence of suitable habitat, as shown in Figure 36. Furthermore, various birds that are protected by the federal Migratory Bird Treaty Act may use the native and ornamental vegetation present in the Planning Area to forage and breed. No sensitive natural communities or critical habitat are present within the Planning Area. Fragmented, isolated swathes

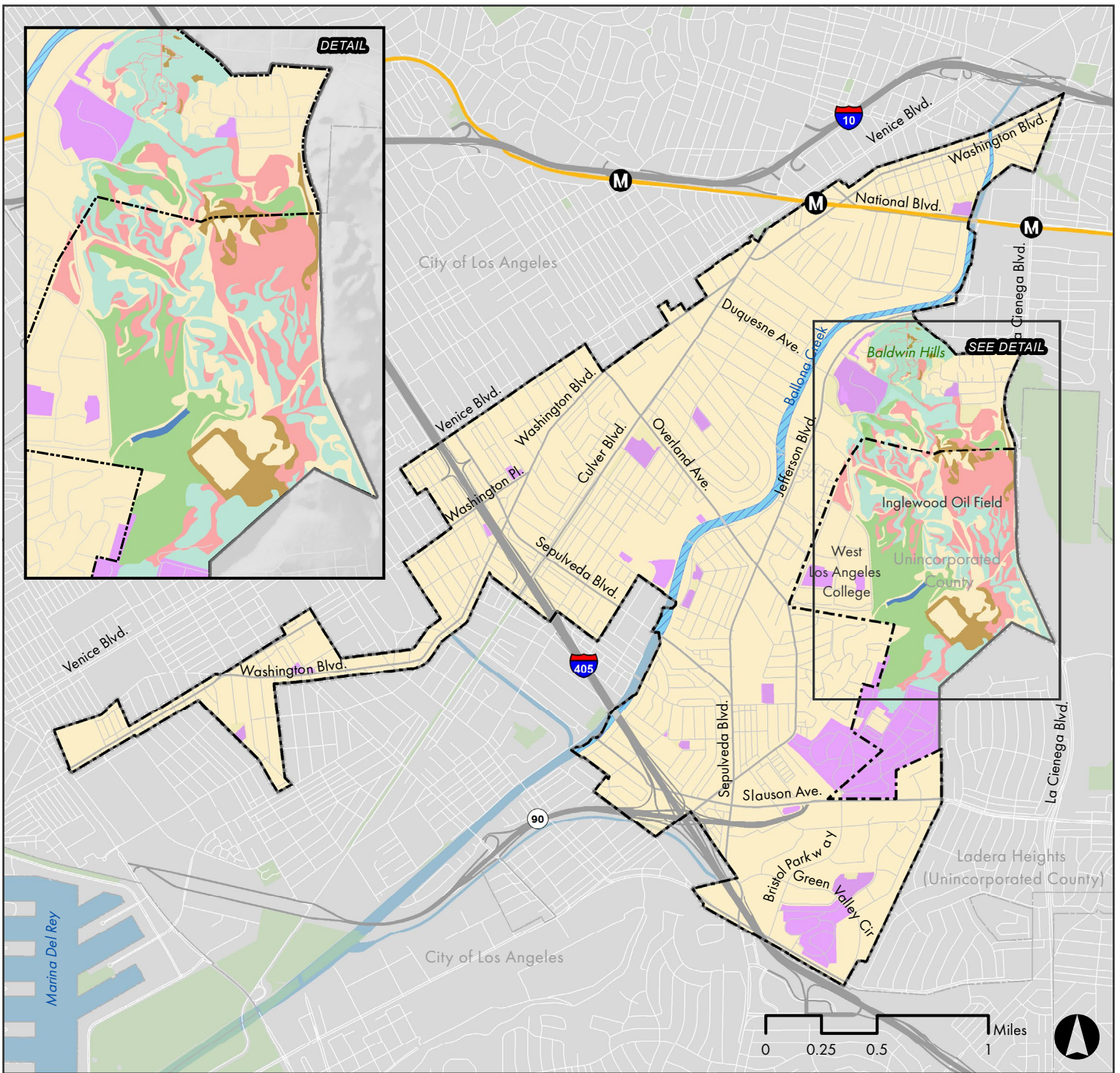
of coastal scrub and chaparral vegetation remain within portions of the IOF and the Kenneth Hahn State Recreation Area. New development and proposed improvements within or adjacent to these areas may harm special-status species.

No wetlands, as designated by the California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), or U.S. Army Corps of Engineers are present within the Planning Area. Roughly three linear miles of concrete-channelized portions of Ballona Creek traverse the Planning Area. The portion of the Creek within the Planning Area is virtually devoid of vegetation, aside from weedy, herbaceous species present along the adjacent upland or arising from anomalies in the concrete channel. However, these agencies would likely consider the portion of Ballona Creek within the city as jurisdictional. Therefore, activities affecting the bed and banks of the channel require multi-jurisdiction consideration when planning for new development near the Creek or restoring the Creek.

In 2021, the City adopted an Oil Termination Ordinance to implement an amortization program that would phase out nonconforming oil and gas activities within the Culver City portion of the IOF. The Ordinance requires restoration and revegetation to as near a natural condition as practicable.



Baldwin Hills Trail



**FIGURE 35**

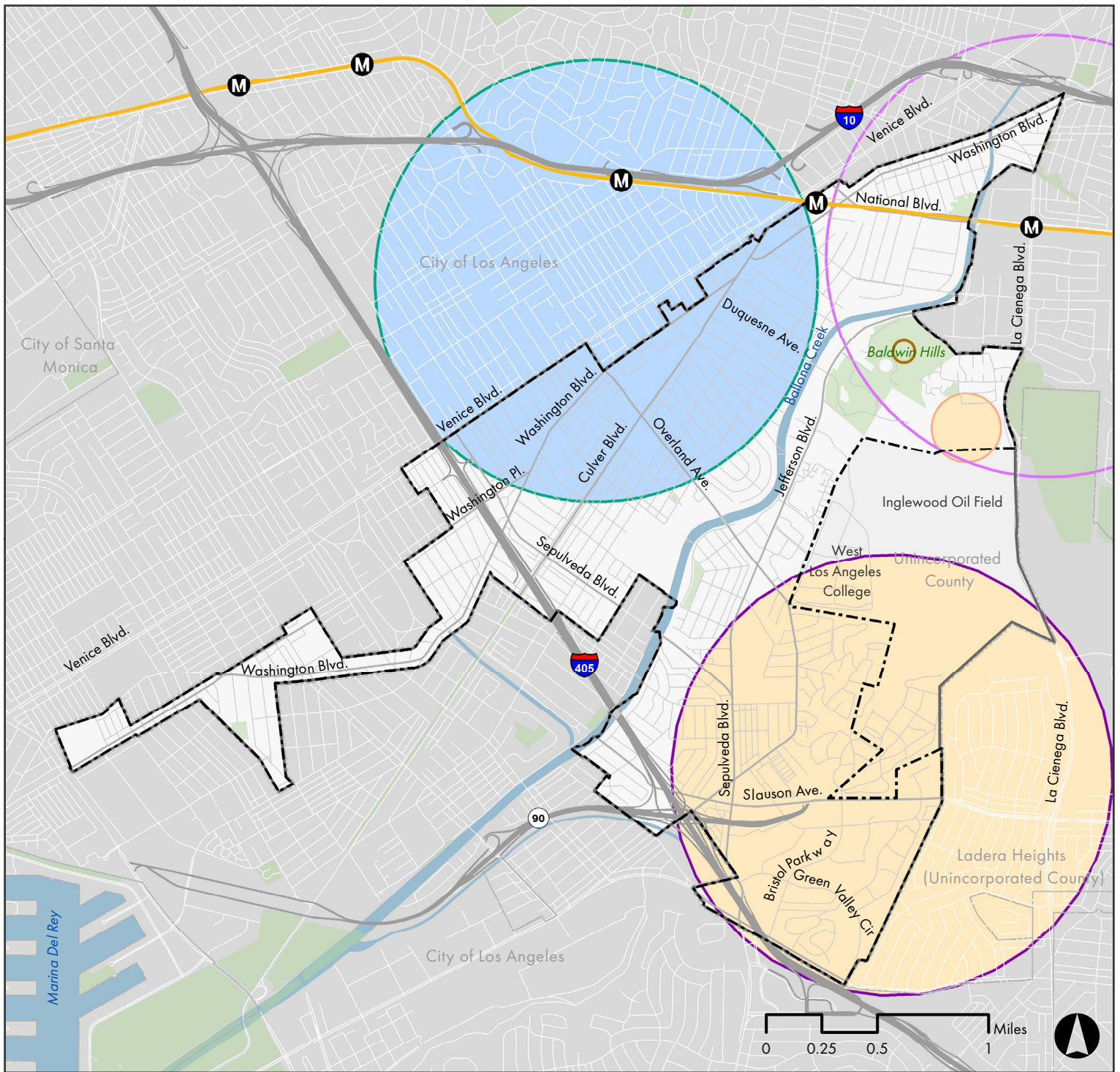
## Vegetation

Sources:  
 City of Culver City (2024);  
 County of Los Angeles (2021);  
 ESA (2019); ESRI (2021).

- City Limits
- Sphere of Influence
- Metro Station
- E Line (Expo)
- Major Roads
- Local Roads
- Parks and Open Space
- Waterbody

### Natural Communities and Land Uses

- Channelized Streambed (Ballona Creek)
- Coastal Scrub
- Coastal Scrub - Degraded
- Coast Live Oak Woodland
- Non-native/Ornamental
- Non-native Tree Stands
- Disturbed
- Urban/Developed



**FIGURE 36**

## Sensitive Species

Sources:  
 City of Culver City (2024);  
 County of Los Angeles (2021);  
 USFWS (2019); CDFW (2019);  
 ESRI (2021).

- City Limits
- Sphere of Influence
- Metro Station
- E Line (Expo)
- Major Roads
- Local Roads
- Parks and Open Space
- Waterbody

### California Natural Diversity Database Species Potential Occurrences

- Crotch bumble
- Nuttall's scrub
- hoary bat
- southern

### Information for Planning and Consultation Species

- coastal California
- pallid bat



Ballona Creek

## Water Resources

### Hydrologic Setting

Ballona Creek, a concrete-lined flood control channel, is the main waterway in the city and runs about nine miles from the Mid-Wilshire neighborhood of Los Angeles through the city and out to the Pacific Ocean at Marina del Rey. Ballona Creek was channelized, straightened, and deepened in the 1930s to control flooding. Centinela Creek, one of Ballona Creek's tributaries, runs along part of the community's southern border and was channelized in the 1960s. The city is located predominantly within the Ballona Creek Watershed with a few parcels on the western side of the city located within the Marina del Rey Watershed. The Ballona Creek Watershed, as shown in Figure 37, is about 128 square miles and extends across the cities of Culver City, Beverly Hills, and West Hollywood. It also covers portions of the cities of Los Angeles, Inglewood, Santa Monica, and unincorporated areas of Los Angeles County. The Marina del Rey Watershed is about 2.9 square miles and extends across portions of the cities of Los Angeles and Culver City and unincorporated areas of Los Angeles County. The Ballona Creek and Marina del Rey Watersheds include the following

receiving waters: Ballona Creek, Centinela Creek, Ballona Wetlands, Ballona Estuary, Dockweiler Beach, and the Santa Monica Bay. Each of the receiving waters, except for Centinela Creek, are listed with impairments on the Clean Water Act Section 303(d) List and have existing designated beneficial uses to protect aquatic life and human use.

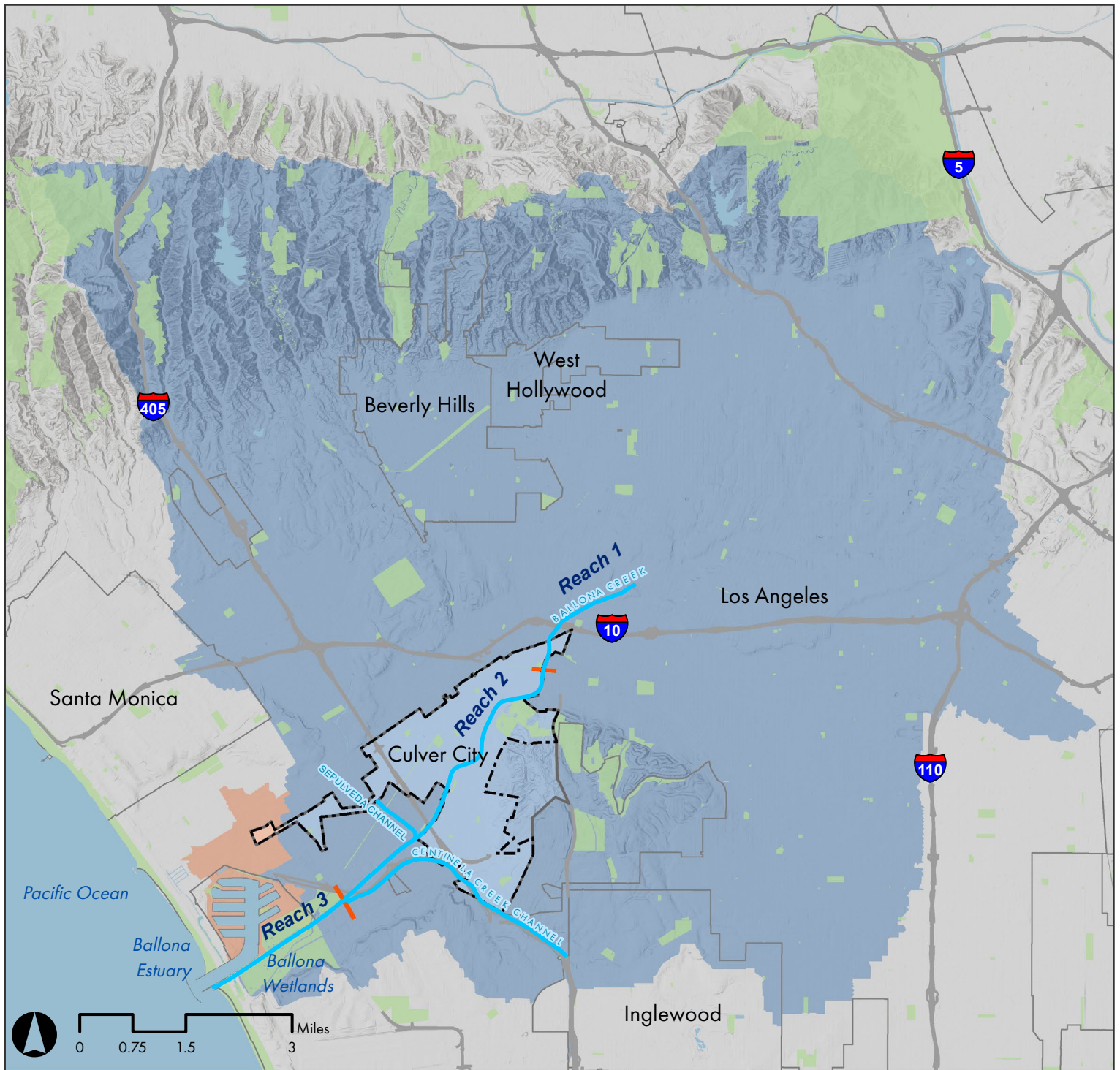
### Surface Water Quality

Many variables like land use, hydrology, meteorology, geology, and soils can affect surface water quality. Land uses can affect surface water quality due to contaminants in urban runoff during dry weather, and from contaminants in stormwater during wet weather. Contaminants that may be found in urban runoff and stormwater include sediments, trash, bacteria, metals, nutrients, organics, and pesticides. These pollutants can adversely impact biological organisms in receiving waters. Metals like zinc, copper, and lead can be toxic in high concentrations and are commonly associated with surface runoff in urban areas. In Culver City, urban runoff and stormwater can convey contaminants such as oil, trash, fertilizers, and other pollutants to the storm drain system, which flows to

Ballona Creek and eventually to the Pacific Ocean.

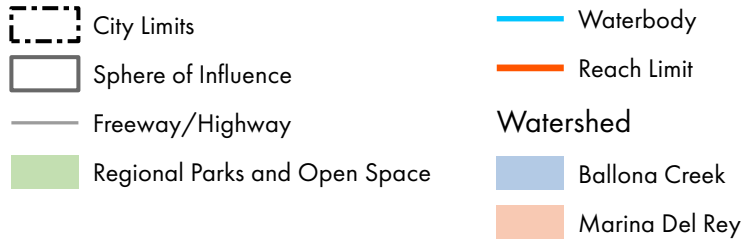
The City's Public Works Department Environmental Programs and Operations Division manage runoff and stormwater in the city. The City is required to comply with the Los Angeles Regional Water Quality Control Board (LARWQCB)'s Municipal Separate Storm Sewer System (MS4) Permit. The MS4 permit requires the City to implement best management practices (BMPs) that would improve water quality in the Ballona Creek and Marina del Rey Watershed Plans. In addition, the City is a member of the Ballona Creek Watershed Management Group along with the cities of Beverly Hills, Inglewood, Santa Monica, West Hollywood, and the City of Los Angeles (as the coordinating agency for the Enhanced Watershed Management Program and Coordinated Integrated Monitoring Program development); Los Angeles County; and the Los Angeles County Flood Control District. The City is also a member of the Marina del Rey Watershed Management Group which includes the County of Los Angeles as the coordinating agency, the City of Los Angeles, and the Los Angeles County Flood Control District.





**FIGURE 37**

## Ballona Creek Watershed



Sources: City of Culver City (2021); County of Los Angeles (2023); NHD (2018); CA Water Board (2018); ESRI (2021).



Water infrastructure

## Groundwater

The city is located within three sub-basins of the Los Angeles Groundwater Basin's Coastal Plain, as shown in Figure 37. Most of the city is located within the Santa Monica Subbasin, an eastern portion of the city is in the Central Subbasin, and a southern portion of the city is in the West Coast Subbasin.

The Santa Monica Subbasin's total storage is estimated to be about 1,100,000 acre-feet. Under the Sustainable Groundwater Management Act, the Santa Monica Subbasin is considered a "medium" priority basin. The Santa Monica Subbasin mainly replenishes its ground water from percolated precipitation and surface runoff from the Santa Monica Mountains.

The Central Subbasin's total storage capacity is about 13,800,000 acre-feet. Groundwater enters the Central Subbasin through surface and sub-surface flow and by direct percolation of precipitation, stream flow, and applied waters. The Central Subbasin was adjudicated in 1965, meaning

the courts determined its groundwater rights and the Department of Water Resources was appointed as water master. Under the Sustainable Groundwater Management Act, the unadjudicated portion of the Central Subbasin is considered a "high" priority basin and must be managed under a Groundwater Sustainability Plan.

The West Coast Subbasin's storage capacity is estimated to be about 6,500,000 acre-feet. The West Coast Subbasin naturally replenishes its groundwater largely from underflow from the Central Subbasin through and over the Newport-Inglewood fault zone. Surface inflow from both the Los Angeles and San Gabriel Rivers infiltrates into the uppermost aquifers, offering minor replenishment. Seawater intrusion occurs in some aquifers that are exposed to the ocean offshore.

The Golden State Water Company (GSWC) provides potable water to the city. Since 1998, groundwater has not been used as a supply source. In 2004, while the GSWC

sold some groundwater pumping rights to the City of Santa Monica, the GSWC still has historical water rights in the Santa Monica Subbasin and the unadjudicated portion of the Central Subbasin.

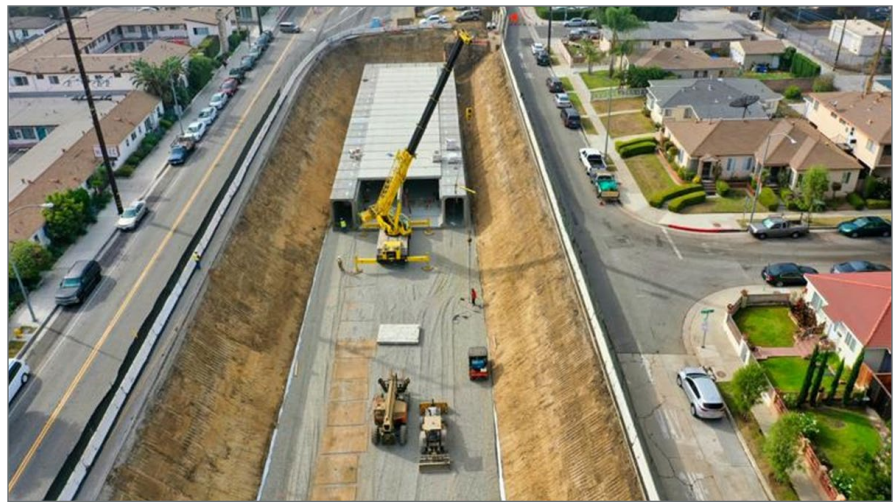
The GSWC is assessing the feasibility of potential groundwater development projects within several local subbasins. If developed, each of these projects would provide some increment of local groundwater that would improve the reliability of imported water within the city. However, the unadjudicated portion of the Central Subbasin is considered a "high" priority basin. Therefore, the GSWC formed a Groundwater Sustainability Agency and developed a groundwater sustainability plan. The draft Groundwater Sustainability Plan (GSP) has been submitted to the California Department of Water Resources (DWR) for review. DWR has until January 2024 to provide feedback. The GSP may limit the use of the GSWC's Culver City System's only well, the Sentney well, in the future.

## Planned Improvements

The Ballona Creek Watershed Management Group published the Ballona Creek Enhanced Watershed Management Program (approved 2016) which addresses water quality issues by implementing institutional and infrastructure BMPs like green streets and regional projects. In 2016, Culver City residents approved Measure CW, the Clean Water, Clean Beach Parcel Tax, which provides funding for such projects. Funds raised by Measure CW are used to improve water quality in Ballona Creek, Marina del Rey, Santa Monica Bay, and the Pacific Ocean. Funds are used exclusively for reducing and preventing water pollution and managing stormwater and urban runoff. The Measure CW funds are being used to implement the Washington Boulevard Stormwater and Urban Runoff Diversion Project, the Culver Boulevard Realignment and Urban Stormwater Filtration Project, and the Mesmer Low Flow Diversion Project.

Further, in 2018, Los Angeles County passed Measure W, The Safe Clean Water Program. Passing Measure W established a parcel tax that would be used to fund projects that would improve water quality; capture rainwater to increase safe drinking water supplies during drought times; and reduce pollution, trash, and toxins that enter Los Angeles waterways. The City developed a citywide Stormwater Quality Master Plan, which will be the City's roadmap for prioritizing and implementing all future stormwater regional projects, low impact development projects, and green streets projects focused on complying with the MS4 permit.

The City is exploring opportunities to restore Ballona Creek through the Ballona Creek Revitalization Project (BCRP). The BCRP builds on decades of prior initiatives. Its goals are to support restoring and using Ballona Creek and make it a more sustainable, walkable, bikeable, and connected recreational attraction.



Culver Boulevard Realignment and Urban Runoff and Stormwater Project. Source: Michael Baker Intl.

It also includes recommendations to improve access to the Creek and measures to improve ecology and water quality within the Creek. In 2010, the Ballona Creek Greenway Plan conceptualized opportunities to reconnect residents with their Creek, create a green corridor of trails and points of access, enhance habitat, mitigate stormwater runoff, redevelop land to improve watershed functions, and increase the region's health and sustainability. Measure CW funds were identified to implement such projects.

Recognizing the continued need for flood control, in 2019 the City Council considered an action strategy that could identify short-, mid-, and long-term improvements including associated funding requirements, permitting, technical reviews, and multi-agency coordination. Short-term improvements may include art installations, interpretive and wayfinding signage, lighting, homelessness assistance, repaving, gate openings, safety patrols, and education campaigns. Mid- to long-term improvements could include pocket parks, path extensions, terracing/reconfigurations, additional ramp access points, water capture, and mobility hubs.

The City is also considering how to work with commercial developments to direct their facades to the Creek to activate the path. City staff is advancing the Greening the Greenway project, which will improve a

1.1-mile stretch of the path between the entrances to Ballona Creek at National Boulevard and Duquesne Avenue. In Fall 2021, the City was awarded funds from County and statewide measures to fund the Greening the Greenway project.

In 2020, the City and the Culver City Unified School District (CCUSD) commenced an update to their Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), which will include drought, flood, and wildfire mitigation items. The City was awarded funding to update plan to include mitigation action items from the MJHMP due to overlapping features such as low impact development, identify and pursue alternative water sources, evaluate the effectiveness of City-owned drainage infrastructure, and development of additional water infrastructure.



Ballona Creek

## Air Quality

Air quality is expected to worsen with climate change. Air quality is strongly dependent on weather, and climate change is expected to impact air quality through warming temperatures and more frequent episodes of stagnant air. Many strategies used to reduce greenhouse gases will also reduce emissions of air pollutants like ozone and particulate matter.

Air quality could worsen with the increased occurrence of stagnation

events. Stagnation events occur when contaminated air lingers over a region that simultaneously experiences a lack of rain and wind. Stagnation events lead to an increased concentration of pollution exposure, and thus, increased risk of heart disease and respiratory illnesses. Additionally, ozone production generally increases with hotter temperatures, which can result in the number of ozone days increasing up to nine

days by 2050.<sup>56</sup> In California, rising temperatures could also see an increase between 22 to 30 days in the annual number of ozone days with over 90 parts per billion (ppb).<sup>57</sup> The Environmental Protection Agency's current standard for ground-level ozone is 70 ppb, based on scientific evidence of the effects of ozone, like asthma attacks, emergency room visits, and premature death; on public health.

## Mineral and Natural Resources

Mineral resources are defined as any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances. These can include coal, peat, and bituminous rock, excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005).

The IOF, which is located in Culver City and in the unincorporated area of Los Angeles County known as Baldwin Hills, is approximately 1,000 acres in size with about 78 acres located in the city. Following a series of accidental gas release and odor events in late 2005 and early 2006, community and City interest

in the oil field activities peaked and the County started the process of establishing regulations for oil and gas production activities within the unincorporated County portion of the oil field.

Considering public opinion and City Council objectives, the City Council decided to prepare an amortization study to factually and financially support the basis for ceasing oil and gas extraction activities at the IOF. Accordingly, in October 2021, City Council adopted an Oil Termination Ordinance that required a five-year phase-out period of nonconforming oil and gas uses within the City by November 24, 2026.

---

<sup>56</sup> Shen, L., et. al. "Impact of increasing heat waves on U.S. ozone episodes in the 2050s: Results from a multimodal analysis using extreme value theory." *Geographical Research Letters* 43: 4017-4025. 2016.

<sup>57</sup> Mahmud, A., et. al. "Statistical downscaling of climate change impacts on ozone concentrations in California." *Journal of Geophysical Research*. 2008.

# POLICY FRAMEWORK

Key: Goal attributes.

● Equity & Inclusion

● Innovation & Creativity

● Sustainability

● Compassion & Community

## GOAL C-1

**Cultural resources.** *Culver City's cultural resources are protected and enhanced through proactive measures.*



**C-1.1: Cultural resource catalog.** Maintain a catalog of cultural resources within the city.

**C-1.2: Cultural and historic resource inventory.** Continue to inventory at regular intervals cultural and historical resources, including buildings, structures, districts, objects, and sites.

**C-1.3: Historic resources in databases.** Continue to work with Building and Planning Divisions and with the County Recorder's Office to ensure all historical resources are flagged in relevant databases.

**C-1.4: Historic materials cataloging.** Encourage that historic materials are cataloged and available for public access.

**C-1.5: Building plaques.** Continue to work with the Cultural Affairs Division to ensure plaques are positioned on newly-designated cultural resources.

**C-1.6: Historic sign ordinance.** Continue implementation of the historic sign ordinance.

**C-1.7: Cultural resource funding.** Identify and acquire funding to preserve cultural resources.

**C-1.8: Incentives for developers.** Promote the use of incentives for developers to maintain, restore, rebuild, or rehabilitate historic structures within commercial and residential areas.

**C-1.9: Cultural resource preservation.** Preserve the city's cultural resources.

**C-1.10: Maintain and preserve historic structures and artifacts.** Encourage maintenance and preservation of historic structures and artifacts and

develop disincentives to demolish historic buildings or destroy artifacts.

**C-1.11: Preservation in the planning and development review process.** Coordinate with the Cultural Affairs Division to integrate preservation into the planning and development review process to ensure that cultural heritage concerns are identified at an early stage and addressed, as warranted, throughout the process. Encourage ordinances and policies that contribute to preservation goals and amend codes, where necessary, to reflect preservation goals.

**C-1.12: Historic standards and building codes.** Apply the Secretary of the Interior's Standards and/or the alternative building codes, such as the Uniform Code for Building Conservation (UCBC) and/or the State Historic Building Code, to qualified historic properties.

**C-1.13: Demolition of historic structures.** Expand existing laws and regulations as necessary to prevent demolition of historically significant structures by neglect.

**C-1.14: Historic property protection in natural disasters.** Comply with California Public Resources Code Section 5028 (Natural Disaster Damage to Historic Property).

**C-1.15: Public knowledge promotion.** Promote public knowledge and understanding of cultural resources (including archaeological, tribal cultural resources, historic resources, and paleontological resources) present within the city.

**C-1.16: Tribal consultation.** Continue to consult with Native American groups in accordance with Senate Bill 18 and Assembly Bill 52 to identify Tribal Cultural Resources.

**C-1.17: Educational institution cooperation.** Cooperate with the educational institutions and other interested parties to build awareness of the legacy of the city's past and the necessity of its retention.

**C-1.18: Historical Preservation Program awareness.** Continue to expand information on the Historic Preservation Program available via the City's website.

**C-1.19: Historic resource information for property owners.** Provide technical information that will help property owners in planning new additions that are complementary to the existing historic structures and conform with the Secretary of the Interior's Standards.

**C-1.20: Document and resource sharing.** Solicit residents to share or donate historic documents relating to Culver City to the historical society archives or other appropriate institutional oral history program.

**C-1.21: Protect Archaeological, Paleontological, and Tribal Cultural Resources.** Promote programs and policies to protect known archaeological and paleontological sites and Tribal Cultural Resources.

**C-1.22: Preserve government agency historic properties.** Encourage government agencies to maintain historic properties they own in the city.

---

## GOAL C-2

**Biological resources. Habitats for sensitive, threatened, and endangered wildlife species are protected and enhanced to support healthy, diverse ecosystems, and carbon storage.**



**C-2.1: Habitat improvement and expansion.** Improve existing limited habitats and create new habitats to prevent displacing or endangering species in the future.

**C-2.2: Open space areas preservation, protection, and improvement.** Preserve, protect, and improve open space areas to promote biological resource values.

**C-2.3: Vegetation at parks and open spaces.** Manage vegetation at parks and open spaces in Culver City to support biodiversity by reducing pesticide use and reducing use of non-native species.

**C-2.4: Tree planting.** Plant and maintain trees to sequester carbon, reduce urban heat, provide habitat, and contribute to the city's character.

**C-2.5: Native species.** Plant native species that provide valuable resources for native wildlife and increase habitat resiliency.

**C-2.6: Native vegetation in open space areas.** Use native vegetation and maintain standards and guidelines to protect plant and wildlife species from new development near Kenneth Hahn State Recreational Area, the IOF, Baldwin Hills, and other remaining open space areas.

**C-2.7: Building setbacks.** Encourage greater building setbacks for new development to support habitat areas and adaptation.

**C-2.8: Lighting near open spaces.** Require that development near natural open space areas include low-intensity lighting to reduce the amount of light that reaches sensitive habitat.

**C-2.9: Native species requirements near open spaces.** Require developments near natural open space areas to plant native species and species that provide resources for native wildlife within landscape areas.

### GOAL C-3

**Wildlife and plant species. Threatened and endangered wildlife and plant species are protected within the city.**



**C-3.1: Coordination with agencies and jurisdictions to manage wildlife.** Coordinate with resource agencies and neighboring jurisdictions to manage threatened and endangered wildlife and plant species and to coordinate on decisions, information, and research related to managing threatened and endangered wildlife.

**C-3.2: Resource management agency consultation.** Consult with CDFW, RWQCB, USFWS, National Audubon Society, California Native Plant Society, and other resource management agencies, as necessary, during discretionary application reviews to avoid or minimize impacts to biological resources.

**C-3.3: Special status species.** As appropriate, require that projects subject to discretionary review survey and identify special status species that could be negatively affected during project implementation. If special status species are identified, comply with USFWS and CDFW requirements for special status species.

**C-3.4: Wildlife education.** Continue to educate residents about wild animals, especially in wildlife interface areas, to minimize human-wildlife conflicts.

---

### GOAL C-4

**Air quality. Air quality is improved and air pollutant emissions are reduced.**



For related policies and implementation actions connected to air quality, see [Community Health and Environmental Justice Goal 2](#).

**C-4.1: Air quality coordination.** Coordinate with agencies at the regional, State, and federal levels to address air quality issues.

**C-4.2: Collaborate with the South Coast Air Quality Management District.** Work with the South Coast Air Quality Management District to achieve the California Ambient Air Quality Standards and the National Ambient Air Quality Standards.

**C-4.3: Siting uses near freeways.** Discourage siting of new sensitive uses, such as schools, daycare centers, and hospitals, within 500 feet from the I-405, I-10, and SR-90.

**C-4.4: Siting of uses near IOF.** Discourage new sensitive uses, such as schools, daycare centers, and hospitals within 500 feet from the active oil and gas uses within the IOF.

---

### GOAL C-5

**Mineral and natural resources. Mineral and natural resources within the IOF are produced while balancing social values, such as safety and the environment.**



For related policies and implementation actions connected to the Inglewood Oil Field, see [Safety Goal 9](#).

**C-5.1: IOF amortization plan.** Implement an amortization plan to terminate and phase-out all nonconforming oil and gas activities within the Culver City portion of the IOF and encourage transition to alternate uses for portions of the IOF outside of, but adjacent to, Culver City.

**C-5.2: IOF coordination.** Coordinate with the County and City of Los Angeles and other agencies to promote compatibility between activities conducted at or planned within the IOF area and other surrounding community uses.

**C-5.3: Future land use considerations for the IOF.** Prioritize the public health, safety, and welfare of the community and develop a strategy for future land use considerations for the IOF.

## GOAL C-6

**Ballona Creek. Ballona Creek is transformed such that it mitigates flooding, restores native ecologies, and becomes a scenic multi-purpose open space and recreational corridor.**



For related policies and implementation actions connected to groundwater recharge, water reuse, and stormwater, see *Infrastructure Goals 2, 3, 4, and 5*. For related policies and implementation actions connected to Ballona Creek, see *Infrastructure Goal 6; Mobility Goal 9; and Parks, Recreation, and Public Facilities Goal 1*.

**C-6.1: Flood control coordination.** Coordinate with other jurisdictions to forward plans and programs that help achieve regional goals for flood control and improved water quality.

**C-6.2: Runoff capture and infiltration along Ballona Creek.** Ensure City projects and proposed projects along Ballona Creek include features and BMPs to increase urban runoff capture and infiltration, while prioritizing nature-based solutions, like bioswales.

**C-6.3: Climate change and Ballona Creek.** Account for climate change and apply current accepted models in planning for and assessing flood risk along the Ballona Creek corridor.

**C-6.4: Safety and compatibility with Ballona Creek.** Increase safety and promote compatibility between activities along the Ballona Creek corridor and adjacent land uses.

**C-6.5: Lighting along Ballona Creek.** Incorporate shielded or directed low level lights along the Ballona Creek path to promote safety and security while avoiding light spill and glare onto residential properties and habitats adjacent to the Creek.

**C-6.6: Engagement along Ballona Creek.** Continue to engage neighborhoods along the Ballona Creek corridor as plans for improvements are developed and implemented.

**C-6.7: Design innovation along the Ballona Creek corridor.** Encourage design innovation in new development along the Ballona Creek corridor while avoiding significant noise and lighting effects on residential uses adjacent to the Creek. For example, orient improvements towards the creek, landscape open space areas, include public art like murals, decks/overlooks, seating, shade, bicycle facilities, and connections to the Ballona Creek path.

**C-6.8: Trees and landscaping along Ballona Creek.** Expand tree planting along Ballona Creek to sequester carbon, adapt to climate change, and provide habitat for wildlife. Encourage concentrated planting of trees and landscaping along areas of the Creek corridor that will upgrade visual quality from prominent vantage points along public streets, and from parks and other public gathering areas.

**C-6.9: Engagement related to planting along Ballona Creek.** Conduct outreach with residential and other property owners along the Ballona Creek corridor to promote use of native plant materials and a plant palette for Creek-adjacent properties.

**C-6.10: Sustainable planting along Ballona Creek.** Establish Ballona Creek as a sustainable scenic recreational and open space corridor by planting native trees and other compatible landscaping.

**C-6.11: Restore Ballona Creek.** Coordinate with public and private organizations to support a cohesive approach for planning, implementing, and funding Ballona Creek restoration related to recreational use and trail systems, improved water quality, and increased landscaped open space, while maintaining the priority for flood control.

**C-6.12: Ballona Creek funding strategies.** Consider creative funding strategies like environmental impact bonds, mitigation banking, special taxes through assessment districts, private-public partnerships, and impact fees in addition to federal, State, and local measures and grants as mechanisms to implement Ballona Creek improvements.



**C-6.13: Engaging nonprofit organizations to advance common goals along Ballona Creek.** Coordinate with nonprofits and other entities to help implement, fund, maintain, and realize common goals to restore Ballona Creek. Consider the Baldwin Hills Conservancy, California Coastal Conservancy, Ballona Creek Renaissance, The Bay Foundation, Heal the Bay, Friends of Ballona Wetlands, Ballona Wetlands Land Trust, Santa Monica Bay Restoration Commission, Mountains Recreation & Conservation Authority, LA Waterkeeper, Ballona Wetlands Foundation, Southern California Association of Governments (SCAG), U.S. Army Corps of Engineers, Santa Monica Bay Restoration Project, Los Angeles RWQCB, and involved City and County of Los Angeles departments.

**C-6.14: Measure CW.** Incorporate projects that are funded by Measure CW and that represent best practices to address urban and stormwater runoff.

# IMPLEMENTATION ACTIONS

**Key:** Types of actions may include partnership, program, study, plan, physical improvements, and more.

**Key:** Timeframe icons for implementation actions table.

●  
Short-term  
1-5 Years

● ●  
Medium-term  
5-10 Years

● ● ●  
Long-term  
10+ Years

➡➡➡➡  
Ongoing

Implementation Action	Associated Goal(s)	Timeframe	Type of Action	Primary Responsibility	Secondary Responsibility
<b>IA.C-1: Historic landscape and feature identification.</b> Identify and promote preservation of older historic landscapes and natural features that help to define the neighborhoods or maintain the context of historic districts and landmarks.	C-1	●	Study, Program	Cultural Affairs	Planning and Development
<b>IA.C-2: Citywide cultural resources survey.</b> Update a citywide cultural resources survey every five to ten years.	C-1	● ● / ➡➡➡➡	Study	Cultural Affairs	Planning and Development
<b>IA.C-3: Citywide context statement.</b> Develop a citywide context statement that summarizes the city's prehistory, history, and architecture, organized by themes and periods that provides registration standards and integrity thresholds considered necessary to qualify for listing the resource on the City's cultural resources register.	C-1	●	Plan	Cultural Affairs	Planning and Development
<b>IA.C-4: Resources for historic structures.</b> Promote public awareness of available tax credits and incentives that assist in maintaining and rehabilitating historic structures and resources.	C-1	●	Program	Cultural Affairs	Planning and Development
<b>IA.C-5: Certified Local Government.</b> Become a Certified Local Government (CLG) to qualify for State preservation grants.	C-1	●	Partnership	Cultural Affairs	Planning and Development

Implementation Action	Associated Goal(s)	Timeframe	Type of Action	Primary Responsibility	Secondary Responsibility
<b>IA.C-6: Preservation incentive program.</b> Establish preservation incentive programs, like the Mills Act Tax Credit, and encourage property owners to apply.	C-1	● ●	Program	Cultural Affairs	Planning and Development
<b>IA.C-7: Financing mechanisms for historic preservation.</b> Investigate other financing mechanisms to promote historic preservation, such as Community Development Block Grants, Impact fees, Revolving Funds, and Facade Easements.	C-1	● ●	Study	Cultural Affairs	Planning and Development
<b>IA.C-8: Historic discretionary review.</b> Require that projects subject to discretionary review are screened to Cultural Affairs to determine if further evaluation by cultural affairs is warranted and, if so, require that projects undergo historic, archaeological, and paleontological assessments and are documented in technical studies by qualified experts to identify the potential for resources to be negatively affected during project implementation and to ensure steps are taken, where warranted, to protect resources.	C-1	●	Ordinance / Code Amendment	Planning and Development	Cultural Affairs
<b>IA.C-9: Historic preservation ordinance revisions.</b> Revise the City's historic preservation ordinance to be consistent with current State and federal preservation standards.	C-1	●	Ordinance / Code Amendment	Cultural Affairs	Planning and Development
<b>IA.C-10: Standard conditions of development approval.</b> Continue to implement standard conditions of approval that require and specify the steps to be taken to avoid damage and promote preservation if unknown archaeological or paleontological resources, or Tribal Cultural Resource are uncovered during construction.	C-1	▶▶▶▶	Ordinance / Code Amendment	Cultural Affairs	Planning and Development

Implementation Action	Associated Goal(s)	Timeframe	Type of Action	Primary Responsibility	Secondary Responsibility
<b>IA.C-11: Adaptively reuse historic structures.</b> Develop and maintain comprehensive zoning provisions to permit the adaptive reuse of existing historical structures to new uses.	C-1	● ●	Program	Cultural Affairs	Planning and Development
<b>IA.C-12: Tree ordinance.</b> Adopt a tree ordinance to protect and replace certain categories of existing trees for habitat and aesthetic values.	C-2	●	Ordinance / Code Amendment	Planning and Development	Public Works
<b>IA.C-13: Landscape design and planting.</b> Evaluate and update requirements for landscape design and planting supporting native and non-native species that provide resources for native wildlife.	C-2	● ●	Ordinance / Code Amendment	Planning and Development	Public Works
<b>IA.C-14: Dark Skies Ordinance.</b> Develop a Dark Skies Ordinance that sets maximum standards for outdoor lighting to prevent excessive up-light, glare, and light pollution while allowing adequate illumination for safety, security, utility, and the enjoyment of outdoor areas.	C-2	● ●	Ordinance / Code Amendment	Planning and Development	–
<b>IA.C-15: Landscape guidelines along Ballona Creek.</b> Develop landscape guidelines with a plant palette for Ballona Creek and adjacent properties. Include native plants with low- to medium-water demand that emulate a river environment and provide habitat for native and migratory wildlife species.	C-6	●	Ordinance / Code Amendment	Planning and Development	Parks, Recreation & Community Services
<b>IA.C-16: Interpretive signage along Ballona Creek.</b> Explore an interpretive signage or educational art program along the Creek path to educate users about native flora and fauna, the Creek’s history (with a focus on Indigenous heritage), and the connections to climate change.	C-6	● ●	Program	Public Works	Planning and Development; Cultural Affairs