09

# INFRASTRUCTURE, RESOURCES, AND CONSERVATION

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# 09 INFRASTRUCTURE, RESOURCES, AND CONSERVATION

Though often unnoticed and in the background, public infrastructure and services – utilities, water and wastewater services, stormwater treatment, recycling and solid waste management, City buildings and facilities, and transportation infrastructure – are essential to West Hollywood's high quality of life. They require regular maintenance and upgrading both to meet the demands of a growing population and to improve their environmental performance. Resources such as energy, water, and clean air can often go unnoticed as well, but are essential components for modern life, and their use or damage can have widespread environmental and economic effects. This chapter of the General Plan provides background information and policy guidance for these topics, organized as follows:

- Water supply and conservation
- Energy supply and conservation
- Green building
- Climate change
- Air quality
- Wastewater infrastructure
- Stormwater management
- Recycling and solid waste
- Transportation infrastructure
- Facilities for City operations

## STATUTORY REQUIREMENTS

State law requires all general plans to contain a conservation element, which addresses the "conservation, development and utilization of natural resources" (California Government Code §65302(d)). Natural resources identified by statute include waters, forests, soils, wildlife, minerals, and other resources. This chapter addresses the conservation of natural resources through goals and policies targeting water conservation, energy conservation, stormwater management, green building, air quality, and recycling and solid waste.

The chapter also includes goals and policies relating to climate change, which seek to reduce ecologically disruptive greenhouse gas emissions into our atmosphere through numerous energy and resource conservation measures. The climate change section also addresses evolving state requirements regarding greenhouse gas emissions regulation.

According to state law, general plans must include information on "the proposed general distribution and general location and extent of land uses for … solid waste and liquid disposal facilities," and requires information on "the general location and extent of existing and proposed public facilities and services" (California Government Code §65302[a]). While state law recommends that these topics be covered in the land use element, the West Hollywood General Plan addresses the topics in this separate element to highlight their importance and role in supporting the community vision.

# CONTEXT

## Water Supply and Conservation

West Hollywood's existing potable water service is provided entirely by two outside agencies – by the City of Beverly Hills in western portions of the City and by the City of Los Angeles Department of Water and Power (LADWP) in eastern portions of the City. The City of Beverly Hills imports 90 percent of the water used in its district from Northern California through the Metropolitan Water District (MWD). Based on historic agreements, the City of Beverly Hills has a preferential right to 1.01 percent of all MWD water. The remaining 10 percent of the water it provides is pumped by way of groundwater rights in the Hollywood Basin and the La Brea subarea of the Central Basin.

LADWP, which provides the remainder of West Hollywood's current potable water needs, is the largest municipal utility provider in the United States. It provides water to over 4 million people in the City of Los Angeles, as well as portions of West Hollywood, Culver City and unincorporated Los Angeles County. The primary sources of LADWP's water supply include water purchased from the Metropolitan Water District of Southern California (MWD) (which imports water from Northern California through the State Water Project's California Aqueduct and from the Colorado River through the Colorado River Aqueduct), the Los Angeles Aqueduct (which brings water directly from the eastern Sierra Nevada Mountains), and local groundwater. With growing water supply uncertainties at MWD, climate change impacts, and variable hydrology and environmental issues in the Sacramento-San Joaquin Delta, among other factors, there is more emphasis on conservation and management policies to reduce water consumption, and help manage water uncertainty.

Water supply from MWD is more uncertain now than in 2005 given potential climate change impacts and variable hydrology and environmental issues in the Sacramento-San Joaquin Delta, among other factors. The water conservation and management policies within the General Plan 2035 are designed to reduce water consumption in the City of West Hollywood, and help manage water uncertainty.

## Energy Supply and Conservation

Southern California Edison (SCE) provides electricity to West Hollywood residents and businesses. SCE, a subsidiary of Edison International, serves approximately 180 cities in 11

counties across central and Southern California. SCE administers various energy efficiency and conservation programs that may be available to residents, businesses, and other organizations in West Hollywood.

The Southern California Gas Company provides the City with natural gas service. The Gas Company's service territory encompasses approximately 20,000 square miles and more than 500 communities. A Gas Company service yard is within the City limits, adjacent to the West Hollywood Gateway Center, on Formosa Avenue at Romaine Street.

## Green Building

West Hollywood adopted one of the nation's first mandatory green building ordinances, effective October 1, 2007. The Green Building Ordinance established development standards that apply to all development, including all new residential and commercial projects as well as remodels and tenant improvements.

The Green Building Resource Center on the second floor of City Hall offers information about green building products and methods.

The Green Building Ordinance addresses construction and demolition waste, requires new buildings to anticipate future solar panel installations, regulates use of materials with volatile organic compounds, requires Energy Star appliances, requires transportation demand management strategies and minimum bicycle facilities, and refers to and builds upon California Title 24 standards for energy performance.

The Green Building Ordinance also includes a point system for new construction with incentives for projects that achieve "exemplary" status. Specifically, the point system was designed to emphasize locally-available materials, encourage green elements to be incorporated early into project design, and provide flexibility to alter green elements as the project evolves. A Green Building Resource Center, located on the second floor of City Hall, provides a sampling of green building materials, practices, and additional information for community members and developers.

## Climate Change

Climate change poses a threat to the safety, health and welfare of the West Hollywood community, and the City is committed to addressing it. This includes both reducing greenhouse gas emissions and planning for the effects of climate change. The following section provides specific policies and a discussion of the context for addressing climate change in West Hollywood.


The City's vehicle fleet includes many hybrid vehicles.

Climate change is a global environmental issue. The warming of the earth's climate results when the atmosphere traps heat radiating from Earth towards space. Certain gases in the atmosphere act like glass in a greenhouse, allowing sunlight to pass into the greenhouse, but blocking the heat from escaping into space. While some amount of greenhouse effect is essential to life on earth, emissions from burning fossil fuels, deforestation, and other causes have increased the concentration of greenhouse gases to ecologically disruptive levels.

Models predict that world temperatures will rise by between 1.4 and 5.8 degrees Celsius (2.5 and 10.4 degrees F) during the 21st Century, depending on the level to which atmospheric concentrations of GHGs rise and the eventual effect of such rises. These global changes would affect residents of West Hollywood in a variety of ways, including:

- Rising sea levels, which would threaten nearby coastal infrastructure such as the Port of Los Angeles, beaches, and development near the ocean and coastal ecosystems
- More extreme weather events such as storms and floods
- More frequent heat waves and increased drought
- Increased potential for tropical insect-borne diseases

Concerned about the impact of climate change, California has adopted a wide variety of legislation and policies aimed at reducing the state's GHG emissions. The California Global Warming Solutions Act of 2006 (AB 32) requires the state as a whole to reduce GHG emissions to 1990 levels by 2020. Further statewide targets to reduce emissions by 80% from 1990 levels by 2050 are established by Executive Order S-03-05.

The California Air Resources Board finalized a statewide Climate Change Scoping Plan (Scoping Plan) in 2008 describing the various strategies California will use to reduce statewide greenhouse gas emissions by about 28% from projected 2020 emission levels. While most elements of the Scoping Plan fall under the jurisdiction of state government, local governments are identified as "essential partners" in achieving statewide GHG reduction goals, and are advised to take on reduction targets for their municipal operations and communitywide activities.

Furthermore, in 2007, the California legislature passed Senate Bill 97, which acknowledges that climate change is an environmental impact under the California Environmental Quality Act (CEQA). CEQA requires analysis and mitigation of significant environmental impacts and applies to the adoption of most land use policies and approval of discretionary development projects within the City's jurisdiction. The 2010 CEQA Guidelines require greenhouse gas analysis and mitigation of significant cumulative environmental impacts of greenhouse gas emissions.

As a result, local governments must now incorporate GHG reduction policies within their General Plans, as well as other implementing planning and design documents. This General Plan is subject to analysis and mitigation under CEQA as well, and considers climate change.

Within this context, the West Hollywood City Council has called for aggressive measures in the General Plan to address climate change. This includes preparation of a greenhouse gas inventory, setting a greenhouse emissions reduction target, and preparing a Climate Action Plan concurrently with the General Plan. This will continue to establish West Hollywood as a regional leader in addressing the effects of climate change.

In 2010, the City prepared a greenhouse gas emissions inventory as part of its Climate Action Plan. The inventory measures greenhouse gas emissions released as a result of activity in the City of West Hollywood in the year 2008. Table 9-1 summarizes the magnitude and relative contribution of municipal greenhouse gas emissions from various sectors. In the base year 2008, West Hollywood emitted approximately 583,200 metric tons of CO2e. The transportation sector was the largest emitter of greenhouse gas emissions (62%), followed by electricity use (17%), non-residential natural gas use (8%), and residential natural gas use (7%).

The inventory is a baseline against which the community can track its progress in lowering greenhouse gas emissions. The inventory also allows the City and community members to understand where the highest percentages of emissions originate, and consequently, where the greatest opportunities for emissions reductions exist.

## Table 9-1: West Hollywood 2008 Communitywide GHG Emissions

| | 2008 Inventory Emissions | |
|---|---|---|
| Land Use Type | MT $CO_2e$ | Percent |
| Residential Electricity Use | 29,086 | 5% |
| Commercial Electricity Use | 39,451 | 7% |
| Industrial Electricity Use | 27,908 | 5% |
| Residential Natural Gas Use | 41,292 | 7% |
| Nonresidential Natural Gas Use | 48,838 | 8% |
| On-road Mobile-Sources | 361,350 | 62% |
| Solid Waste | 8,543 | 1% |
| Wastewater Treatment | 20,981 | 4% |
| Water Use | 5,764 | 1% |
| **Total** | **583,213** | **100%** |
| **Per Capita (MT/person)[1]** | **15.62** | |

Notes: CO2e = carbon dioxide equivalent; MT= metric tons

1 Based on 2008 and 2020 populations of 37,348 and 44,182; the 2020 population was linearly interpolated from the 2008 and 2020 population data. Source: Data compiled by AECOM 2010.

This chapter includes specific goals and policies to guide the City's approach to climate change, including emissions reductions targets, guidelines for preparing inventories or plans, and general reduction strategies. Since climate change is a cross-cutting issue impacted by topics throughout the General Plan, this section also references goals and policies for topics like land use and mobility, found elsewhere in the General Plan. A separate Climate Action

Plan, completed in 2010, provides specific GHG reduction measures applicable to various sectors of the community and the City's municipal operations. The Climate Action Plan as a whole is considered an implementation measure for the policies described in this section.

## Air Quality

The Sierra Bonita Apartments feature solar collectors on the roof and west façade.

West Hollywood is located in the Los Angeles Basin, a valley surrounded by ocean and mountain ranges. The Los Angeles Basin historically has had some of the worst air quality in the U.S. The surrounding mountains act as a wind-break, and the Basin is highly susceptible to a build-up of particulate matter and ozone, which have a tendency to remain trapped and stagnant over the area. Though regional air quality has improved since its low point in the 1960s and 1970s, it still falls below state and federal standards several times per year. Local air quality within West Hollywood varies from place to place and depends on both regional wind patterns and proximity to local pollution sources. However, it is a well-documented fact that poor air quality can contribute to respiratory health problems such as asthma, lung cancer, and respiratory diseases, so improving local air quality is an important public safety and health priority for the City.

Activities within the City of West Hollywood have an effect on air quality both within the City and in the wider Los Angeles Basin. Improving air quality will require collaboration with other agencies and neighboring jurisdictions as well as innovative local strategies to reduce air pollution, particularly "criteria pollutants", from both stationary and mobile sources. The South Coast Air Quality Management District is the air pollution control agency with jurisdiction over the urban portions of San Bernardino, Riverside, and Los Angeles Counties, including the City of West Hollywood.

## Wastewater Infrastructure

The City of West Hollywood collects wastewater generated within its boundaries and transmits it through the City of Los Angeles sewer system. Sewer infrastructure within West Hollywood is made up of City-owned local sewers and County sewer lines.

The sewer system within the City consists of 39 miles of gravity piping. This gravity sewer system includes over 850 pipe reaches and manholes, providing local sewer service to every parcel within the City. Approximately 75% of the

Citywide sewer system was constructed in the 1920s; the other 25% was constructed in the 1960s. Since the mid 1990s, the City has installed vinyl liners to resolve structural deterioration to sewers and manholes in portions of Sunset Boulevard, Santa Monica Boulevard, Melrose Avenue, Robertson Boulevard, and some neighborhood streets. By inspecting 10% of the City's sewer network each year, deficient sites can be identified for vinyl lining projects that would be implemented approximately every four years. In 1992, the City prepared a comprehensive Sewer Master Plan. One component of the Master Plan includes a computer model to analyze the operation and capacity of the sewer system going forward.

The City of West Hollywood budgets for capital improvements to provide capacity upgrades to accommodate the increased sewage generation. Increased demand for sewer capacity results from both new development as well as revitalization of existing areas within the City. The City of West Hollywood requires developers to pay a wastewater mitigation fee to offset any net increases in wastewater flow from new construction. The City also has an annual assessment for a sewer service charge. This funds the ongoing operation and maintenance of the sewer system. These services include routine cleaning, root and grease control, and spot repairs, as well as 24-hour emergency call-out service for line blockages. The City is under contract with the County of Los Angeles to provide routine and emergency sewer maintenance services. Also, the City uses private contractors for specialized sewer maintenance services such as root control and video inspection.

## Stormwater Management

The storm drain infrastructure in the City is jointly owned and operated by the City of West Hollywood and the County of Los Angeles. The Los Angeles County Flood Control District maintains the backbone flood control system, a network of catch basins and underground storm drain pipes. The City owns and maintains a few catch basins and small storm drain pipes that directly flow into the Los Angeles County Flood Control District system. On an annual basis, the City performs maintenance to clean catch basins (storm drain inlets); the City also stencils no-dumping logos, and installs debris excluder devices to prevent entry of trash into the storm drains.

New catch basins were installed as part of the Santa Monica Boulevard Reconstruction Project.

Current and future on-site stormwater management facilities such as retention basins, swales, or vegetation planted for stormwater filtering and containment operate independently of the storm drain system. However, these systems help reduce drainage loads through the storm drain system, and are supported through the General Plan 2035 policies.

## Recycling and Solid Waste

The City of West Hollywood contracts with a private company for the collection, transport, and disposal of solid waste and recyclables from all business and residential uses in West Hollywood. Waste generated within the City is driven to a materials recovery facility near the City of Industry and then disposed of primarily in the Puente Hills Landfill in unincorporated Los Angeles County, next to the City of Whittier in the San Gabriel Valley. The Puente Hills Landfill is scheduled to close in 2013. After closure, solid waste will be transferred by rail from Puente Hills to the Mesquite Regional Landfill in Imperial County and the Eagle Mountain Landfill in Riverside County. The Mesquite Regional Landfill is located on 4,245 acres of land in Imperial County. The landfill will provide capacity for approximately 600 million tons of residual municipal solid waste (approximately 100 years of capacity).

Waste management within the City of Hollywood is subject to California law, including the Integrated Solid Waste Management Act of 1989 (AB939) and amendments found in SB 1016 (2007). The Integrated Solid Waste Management Act of 1989 required local jurisdictions to meet waste diversion goals of 25% by 1995 and 50% by the year 2000. AB 939 also established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. The SB 1016 amendments updated the 50% diversion requirement; waste diversion is now measured in terms of pounds per person per day, instead of by total volume within a given jurisdiction.

The California Department of Resources Recycling and Recovery (CalRecycle) sets a target for resident and employee per capita per day disposal rates. The target for residents is 5.8 and 7.7 for employees. West Hollywood's waste generation rates were slightly below both the resident and employee targets set by CalRecycle in both 2007 and 2008. West Hollywood is committed to diverting additional landfill waste through the solid waste policies within this General Plan.

## Transportation Infrastructure

The City is responsible for the upkeep and maintenance of the circulation infrastructure – the roads, alleys and sidewalks. The City's circulation infrastructure consists of approximately 45 miles of public roads. Of this, more than half are residential streets and the remaining amount are arterial and collector streets. The maintenance of streets is addressed in this chapter, while the City's multi-modal transportation system is addressed in the Mobility chapter.

The City's ongoing improvements to roads have resulted in good conditions citywide.

The City regularly assesses the condition of roadway pavement in the City. Based on the City's assessment, almost 75 percent of the roadway miles are classified as Very Good or Good condition while only 10 percent

are in Poor and Very Poor condition. The high quality of the pavement condition is due in part to the City's steady rehabilitation and resurfacing of a large percentage of the City's roads since incorporation.

In addition to the streets, the City operates 56 signalized roadway intersections as of 2010. There is also an extensive sidewalk network in the City that supports the pedestrian-oriented character of the community. These 87 miles of sidewalks, curbs and gutters are operated and maintained by the City's Public Works Department.

## Facilities for City Operations

The City owns and/or operates a variety of buildings and other facilities that provide locations for its day-to-day activities and service to the community. City Hall, at 8300 Santa Monica Boulevard, is the site of many of the City's most central and basic functions. It houses the office of the City Manager and most of the City's various departments and divisions, and is one of the main places of contact between residents and the City government.

The City has a Field Services Maintenance Facility at 7317 Romaine Street, as well as an additional storage facility at 6439 Santa Monica Boulevard. These facilities provide the Facilities and Field Services Division with storage space and a location to carry out maintenance, repairs, and other important public works and maintenance functions.

The City owns and maintains several parking facilities. These are: the Kings Road Parking Structure; the Orange Grove Surface Lot; the Spaulding Surface Lot; and Sunset Surface Lots Number One and Number Two. It also leases from Los Angeles County and maintains the La Jolla/Havenhurst parking facility and the Melrose Avenue Surface Lot. City-owned community facilities such as the teen center, the library, senior service facilities, and recreational facilities are described in the Parks and Recreation Chapter.


The Kings Road parking structure provides parking for area businesses, visitors, and City staff.

# GOALS AND POLICIES

## Goal IRC-1: Provide functional, safe and well maintained circulation and public infrastructure throughout the City.

*Intent: To ensure that the community is provided with well-functioning infrastructure services.*

IRC-1.1 The City maintains streets, sidewalks and other public rights-of-way to provide a reliable network for circulation.

IRC-1.2 The City prioritizes physical improvements to streets, sidewalks and other public rights-of-way based on regular monitoring of their condition.

IRC-1.3 The City requires utility and other service providers working in the public right-of-way to restore or improve trench areas to return the site to conditions that comply with City standards and prevent roadway and sidewalk deterioration.

IRC-1.4 The City will continue existing programs to place overhead utility lines underground, using Southern California Edison funds in accordance with California Public Utilities Commission Rule 20A, and other funds as they become available.

IRC-1.5 The City maintains and operates the traffic signal system with advanced technologies to manage traffic operations and maintain traffic signal infrastructure.

IRC-1.6 As feasible, the City will implement energy efficient lighting in the public right-of-way and on City-owned properties.

IRC-1.7 The City requires aesthetically pleasing infrastructure and infrastructure improvements that are consistent and compatible with the surrounding physical character and environment.

IRC-1.8 The City requires the use of the best available technologies and earthquake-resistant materials in the design and construction of all infrastructure projects in the City, whether constructed by the City or by independent agencies or entities.

## Goal IRC-2: Provide citywide access to high-quality water, gas, electricity and telecommunications services.

*Intent: To ensure that the community is provided with high quality utilities to meet current and future demand.*

IRC-2.1 The City supports city-wide access to water, gas, power, and telephone and other telecommunications services.

IRC-2.2 The City requires development projects to provide a "will serve" letter or similar proof of the availability of necessary infrastructure and services by outside service providers during the permit review process.

IRC-2.3 Development projects will be responsible to pay for their share of the costs of improvements to water, gas, power and other utilities that they necessitate.

IRC-2.4 On an ongoing basis, the City will share information on projected growth in jobs and housing with service providers and regional agencies to ensure that there is sufficient infrastructure capacity to support future population growth in the City.

IRC-2.5 The City should seek opportunities to provide advanced telecommunications technology to all City residents and businesses at affordable rates.

## Goal IRC-3: Reduce water use and ensure a long-term water supply.

*Intent: To conserve the City's water supply and reduce the negative environmental impacts of water use through water efficiency, conservation, capture, and reuse.*

IRC-3.1 The City will not allow for the construction of new development until it is demonstrated that there will be sufficient water to supply the development, as determined by the service provider.

IRC-3.2 The City will require development projects with the water-use equivalent of 10 dwelling units or more to conduct a long-term water supply analysis as part of the development approval process.

IRC-3.3 The City will regularly update water conservation regulations to ensure that current best practices are utilized.

IRC-3.4 The City will educate the public regarding water conservation, greywater use, and water storage and capture strategies.

IRC-3.5 The City will take steps to reduce water use from municipal operations, which may include:

- Low-flow fixtures in all public buildings
- Where feasible, reductions of grass and turf in medians and planting strips in favor of water-efficient landscaping
- A centralized irrigation control system within public rights-of-way and on City-owned properties
- Water recapture systems in new buildings and major renovations
- Rain water retention and reuse systems

IRC-3.6 The City will require all new buildings to meet the following standards:

- Achieve a reduction of water use to be 40% less than baseline for buildings as calculated by the Energy Policy Act of 1992. Single-family homes are exempted from this requirement but must still meet the other standards of the Green Building Ordinance.
- Reduce water consumption for outdoor landscape irrigation, consistent with the most recent City policy.

- Comply with all prevailing state laws and City regulations regarding indoor and outdoor water conservation and efficiency in new construction.

IRC-3.7 The City should encourage existing residential and non-residential buildings to pursue strategies for water conservation, including:

- Drought-tolerant landscaping
- Drip irrigation systems for landscaping where appropriate
- Low-flow fixtures in bathrooms and kitchens

## Goal IRC-4: Reduce the total and per capita amount of energy used in the City.

*Intent: To reduce the harmful environmental effects of energy consumption through efficiency, conservation, and the renewable production of energy.*

IRC-4.1 The City will promote building energy efficiency improvements through strategies that may include the following:

- Retrofits of existing buildings with energy efficient technology
- Expanded public outreach in partnership with Southern California Edison on energy efficiency upgrades
- A voluntary energy audit program for residents and businesses
- Diverse incentives for energy efficiency

IRC-4.2 The City promotes land use patterns and mobility decisions that result in reduced vehicle trips and therefore reduced overall energy use from the transportation sector.

IRC-4.3 The City will maximize the use of renewable energy in the City through strategies that may include the following:

- A comprehensive renewable energy program that provides incentives, outreach, financing, and similar forms of assistance to residents and businesses in the City
- Incentives to existing residents to purchase solar water heaters
- Incentives to encourage commercial properties to develop solar energy production systems on private property and sell the energy to the public utility system

IRC-4.4 The City should coordinate with available energy efficiency and conservation programs – such as those administered by Southern California Edison, the United States Department of Energy, or other organizations – to reduce energy use.

## IRC-5: Administer an active and robust green building program.

*Intent: For West Hollywood to remain a leader in promoting buildings that reduce energy use, reduce water use, use less material, and provide a healthy environment for occupants.*

IRC-5.1 The City should update its green building regulations regularly and continue to administer a Green Building Program and/or enforce green building requirements within the City.

IRC-5.2 The City showcases residential and commercial green building techniques at City Hall and should sponsor workshops demonstrating their success, educating the community about the feasibility of various green building techniques.

IRC-5.3 The City offers incentives for buildings to exceed the minimum Green Building Program requirements.

IRC-5.4 On an ongoing basis, City staff should be trained to implement the Green Building Program and to provide advice and expertise about green building to the public.

## IRC-6: Reduce the City's contribution to global climate change, and adapt to its effects.

*Intent: To create a framework for addressing climate change, including identifying local sources of greenhouse gas emissions, setting emissions reduction targets based on known sources, meeting targets through responsive actions, and adapting the West Hollywood community to the anticipated impacts of climate change.*

IRC-6.1 The City will proactively consult with the State and appropriate agencies to effectively implement climate change legislation, including the California Global Warming Solutions Act (AB32) and California Senate Bill 375.

IRC-6.2 The City will lead by example in reducing municipal greenhouse gas emissions.

IRC-6.3 The City will maintain and regularly update its greenhouse gas emissions inventory, greenhouse gas emissions reduction target, and Climate Action Plan to track reduction of greenhouse gas emissions from the community and from municipal operations.

IRC-6.4 Greenhouse gas emissions reduction strategies will be rationally related to the sources of emissions identified in the inventory.

IRC-6.5 The City will develop adaptation strategies to address the impacts of climate change upon the West Hollywood community and the Los Angeles Metropolitan Region.

IRC-6.6 The City will expand the tree canopy citywide to provide relief from rising temperatures and the heat island effect, and to sequester atmospheric carbon and help purify the air from emissions related to smog formation.

IRC-6.7 The City will implement heat island reduction strategies, including but not limited to strategies to increase permeable surfaces in the streetscape and buildings, increased vegetation and shade, and the use of reflective materials in the streetscape and buildings.

IRC-6.8 The City will implement policies in the Urban Form and Land Use Chapter of this General Plan that reduce building and transportation-related greenhouse gas emissions.

IRC-6.9 The City will implement policies in the Mobility Chapter of this General Plan that encourage a shift in travel from single-occupant autos to walking, biking, public transit, and ride-sharing, with a focus on policies that promote the following:

- Increase walking and biking within the City.
- Increase transit use and reduce barriers to transit ridership.
- Increase ride-sharing.
- Promote alternatives to automobile ownership.

IRC-6.10 The City will implement policies in this Infrastructure, Resources, and Conservation Chapter that reduce greenhouse gas emissions related to water and wastewater, energy, green building, recycling, and solid waste, and facilities for City operations, including policies that accomplish the following:

- Reduce energy associated with the use, treatment, and conveyance of water and wastewater.
- Improve energy efficiency in existing buildings.
- Ensure high levels of energy performance in new construction.
- Maximize the use of renewable energy.
- Reduce the amount of waste sent to landfills.
- Improve energy efficiency and increase energy conservation within city facilities.

IRC-6.11 The City will implement policies in the Parks and Recreation and Land Use and Urban Form Chapters of this General Plan that increase green spaces throughout the City and provide carbon capture through trees, vegetation, and open space.

## Goal IRC-7: Improve air quality and reduce emissions of air pollution.

*Intent: To prioritize the regulation and limiting of stationary and mobile sources of air pollution, and support techniques and technologies that will reduce emissions within the City and region.*

IRC-7.1 The City will protect its air quality and seek to improve overall respiratory health for residents through regulation of private and commercial, stationary, and mobile sources of air pollution.

IRC-7.2 The City supports land use and transportation strategies to reduce driving rates and resulting air pollution, including pollution from commercial and passenger vehicles.

IRC-7.3 The City will promote fuel efficiency and cleaner fuels for vehicles as well as construction and maintenance equipment by requesting that City contractors provide cleaner fleets.

IRC-7.4 The City prohibits combustion or gasoline powered engines in leaf blowers.

IRC-7.5 The City should discourage the use of equipment with two-stroke engines and publicize the benefits and importance of alternative technologies.

IRC-7.6 The City will support increased local access to cleaner fuels and cleaner energy by encouraging fueling stations that provide cleaner fuels and energy to the community.

IRC-7.7 The City will collaborate with other agencies within the region to improve air quality and meet or exceed state and federal air quality standards through regional efforts to reduce air pollution from mobile sources, including trucks and passenger vehicles.

## Goal IRC-8: Provide a wastewater system that protects the health, safety, ecology, and welfare of the community.

*Intent: To provide a high-quality wastewater system that both maintains sanitation throughout the community and minimizes ecological pollutants in wastewater.*

IRC-8.1 The City regularly inspects, maintains and rehabilitates the City's sewer system.

IRC-8.2 The City requires development projects to pay for their share of wastewater system improvements necessitated by that development.

IRC-8.3 The City will require development projects with a net increase of sewage flow equivalent of 10 dwelling units to prepare a sewer capacity analysis to demonstrate available capacity.

IRC-8.4 The City will consider local options for wastewater and participate in regional wastewater recycling and utilization efforts.

IRC-8.5 The City maintains an updated Sewer Master Plan.

IRC-8.6 The City will educate the public about the ecological damage caused by disposing of chemicals such as paints, lubricants, pharmaceuticals, fertilizers and other petrochemicals and volatile organic compounds into the sewer system.

## Goal IRC-9: Provide safe, sanitary and environmentally sustainable stormwater management.

*Intent: To ensure that urban runoff is minimized and properly filtered and treated, utilizing environmentally sustainable best practices.*

IRC-9.1 The City will work with Los Angeles County Flood Control District for maintenance and operation of the regional stormwater system that serves the City, sharing information about service needs and growth projections.

IRC-9.2 The City maintains, funds, and regularly monitors its stormwater infrastructure.

IRC-9.3 The City should maximize local actions to reduce, capture, and treat urban runoff, as feasible.

IRC-9.4 The City will collaborate with other government agencies and the Santa Monica Bay Watershed to reduce and remove contaminants in urban runoff.

IRC-9.5 The City will pursue programs that reduce the amount and improve the quality of stormwater runoff in a manner the meets or exceeds regional, state and federal stormwater programs.

IRC-9.6 The City will reduce the amount and improve the quality of stormwater that leaves the City through best management practices, including stormwater reuse and the use of vegetation and permeable surfaces to capture and filter stormwater.

IRC-9.7 Development projects should manage stormwater on site in accordance with the City approved Stormwater Pollution Prevention Plan and Standard Urban Stormwater Mitigation Plan.

IRC-9.8 The City will explore innovative ways of capturing and reusing stormwater for non-drinking water purposes to reduce the use of potable water.

IRC-9.9 The City prohibits activities that negatively impact the stormwater system.

IRC-9.10 The City requires that development projects pay for the cost of stormwater system improvements necessitated by that development.

## Goal IRC-10: Use best practices to reduce and manage solid waste.

*Intent: To reduce waste by diverting and reusing resources from the waste stream and reducing consumption of materials that otherwise end up in landfill.*

IRC-10.1 The City will aggressively seek to reduce its rate of waste disposal per capita.

IRC-10.2 The City provides services for recycling and composting and will expand these services over time, where appropriate.

IRC-10.3 The City will encourage all construction projects (regardless of size) to divert 80% of the construction waste debris away from landfills.

IRC-10.4 The City will provide ongoing education to residents and businesses about waste reduction, composting, and recycling.

IRC-10.5 Regular e-waste and hazardous materials disposal events will be supported or sponsored by the City.

IRC-10.6 Where feasible, the City provides streetside recycling containers alongside public trash receptacles.

IRC-10.7 The City will encourage the use of recycled building materials in public and private development projects.

IRC-10.8 The City may support legislation to reduce the creation of waste, including advocating for manufacturer responsibility for product waste, and banning problem materials.

IRC-10.9 The City should require the use of recycled paper and other recycled materials in all City operations.

IRC-10.10 The City will collaborate with other government agencies to promote waste reduction.

## Goal IRC-11: Provide high quality, safe, well-maintained, and sustainable facilities for City operations.

*Intent: To ensure that the City maintains excellent, healthy, environmentally sustainable buildings and facilities.*

IRC-11.1 The City will expand and improve its facilities and buildings as needed to meet the community's needs, based on regular monitoring and evaluation of their condition and the needs of the community.

IRC-11.2 Any new or renovated City buildings or facilities will utilize green building techniques and promote sustainability, including energy and water conservation.

IRC-11.3 The City should utilize advanced technology and green building techniques to operate and maintain City buildings and facilities.

IRC-11.4 City Hall continues to be a community resource and model for environmental sustainability in its operation, maintenance, and programming.

IRC-11.5 The City will encourage healthy food options at all City events and in vending machines on City property.

IRC-11.6 The City should use its resources, facilities and programs to educate the public about the benefits and availability of healthy foods.

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