



open space and
conservation element

in this section:

introduction

**open space and
conservation terminology**

baseline issues

implications

**key conservation and
open space concepts**

goals and policies



introduction

The Conservation and Open Space Element addresses long-term community needs and plans for open space, parks, recreation services, and natural resource preservation. This element also includes policies for sewer, water, and storm drain facilities, which are important to maintain and update to support sustainable growth. The goals and policies reflect both technical analysis based on national standards for park space and community input gathered from resident interviews and the results of the 2016 *Enabling Strategic Growth* study.

open space and conservation terminology

conservation refers to the preservation and sustainable utilization of natural resources, including land, air, water, forests, soils, rivers, wildlife, minerals, and other natural resources.

open space refers to land that is not developed for residential, commercial, or industrial use and that is set aside for natural resource preservation/conservation or for outdoor recreation. Open space lands often include wildlife habitat, rivers, groundwater recharge areas, and areas containing mineral deposits. Trails, parks, outdoor recreation areas, utility easements, scenic highway corridors, and areas with limitations on usage to mitigate hazardous conditions (such as earthquake fault zones, unstable soils, flood plains, and watersheds) are also often set aside as open space.

recreational facilities include playgrounds, parks, bicycle and hiking trails, public plazas, community centers, game fields, gymnasiums, and other sports facilities.

baseline issues

parks and open space

- As of 2016, Cudahy had five public parks totaling 17.92 acres of parkland.
- Based on the 2010 General Plan goal of providing four acres of parkland per 1,000 residents, Cudahy has a 115-acre parkland deficit. However, in a built-out, dense, and compact city like Cudahy, setting realistic, achievable, and more targeted standards better serves long-term community needs.
- Joint-use recreation facility agreements with local elementary schools could satisfy some of the immediate need for parkland and recreational facilities. However, as of 2016, the Los Angeles Unified School District had no such agreement with Cudahy.

conservation

- Cudahy's most prominent natural resource is the Los Angeles River, which runs along Cudahy's eastern edge. The Los Angeles River is the focus of regional efforts to restore its natural features, allowing the Los Angeles River to once again provide habitat and recreation resources in addition to its flood control function.
- Within Cudahy, several commercial and industrial properties have been contaminated by past or current business practices. As of 2016, five sites were included on federal lists:
 - The Comprehensive Environmental Response, Compensation and Liability Act covers two sites: the first located near Cudahy Park and a second site near Park Avenue Elementary School (see Safety Element).
 - The Resource Conservation and Recovery Act covers three sites: two sites have been designated near Park Avenue Elementary and one site near the Elizabeth Learning Center (see the Safety Element).
- While Cudahy's past includes local agricultural production for personal use, the United States Department of Agriculture Natural Resource Conservation Service does not publish soil data for the area, meaning that Cudahy does not have any valuable farmland. However, opportunities occur for urban agriculture and community gardens, where the soil is determined to be uncontaminated (as per policy OSCE 1.17).

infrastructure

storm water

- The Los Angeles County Flood Control District maintains the storm drainage facilities in Cudahy.
- Cudahy's storm water trunk lines discharge into the Los Angeles River on Cudahy's east side.
- Within Cudahy, the storm drainage system does not have capacity issues or planned capital improvements.
- Runoff is not anticipated to increase over current levels because of the relatively high existing impervious surface conditions throughout the city. The proposed land classifications do not include any use types that would generate significant amounts of additional runoff.

sewer

- Los Angeles County Sanitation District provides treatment of all City of Cudahy sewage flows while Los Angeles County Department of Public Works maintains all city-owned collection systems.
- The existing sewer flow for Cudahy's service area is approximately 1.41 million gallons per day (mgd). Cudahy's sewer system is free from structural defects, as of 2016.

water

- Cudahy is served by three water agencies including Tract 349 Mutual Water Company, Tract 180 Mutual Water Company, and Golden State Water Company.
- No deficiencies exist in any of the water systems serving Cudahy.
- Golden State Water Company implemented a unidirectional flushing program to mitigate iron and manganese levels within the water supply, which was causing tap water to brown. These minerals are not detrimental to human health at the reported levels.

implications

Given Cudahy's condition as a built-out, geographically constrained community, opportunities to increase recreational space will focus on:

- encouraging sustainable landscape design and maintenance
- landscaping parks, public plazas, medians, and other green spaces in a "pollinator-friendly" manner, thereby supporting the propagation of native bees, butterflies, caterpillars, etc.
- forging partnerships with volunteer and nonprofit organizations, as well as other groups, to promote conservation
- employing best management water and energy conservation measures, both in City practices and by residents and businesses
- applying best practice stormwater management techniques for public and private development projects

key conservation and open space concepts

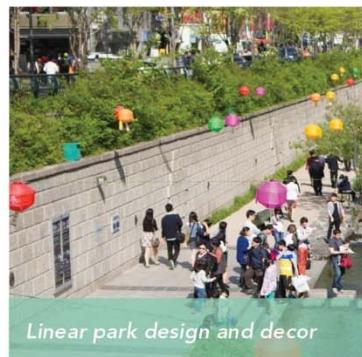
The conservation and open space concepts discussed in this Element present strategies for natural resource conservation and preservation, and for increasing/improving parks and recreation opportunities in Cudahy. Although providing new parkland may not be attainable through traditional methods (parkland dedication and significant property acquisition), opportunities exist for creating smaller-scale, accessible urban recreational spaces within walking distance of each Cudahy neighborhood.

The City of Cudahy aims to:

- Create new park, parklet space, and urban recreation spaces
- Repurpose street infrastructure to create new green space or to “green” existing space
- Promote non-traditional use of streets and sidewalks for active transportation and recreational use (e.g., designing walking routes with wayfinding signs and mile markers)
- Implement stormwater management landscaping
- Be a leader in the Gateway Cities region regarding sustainability practices

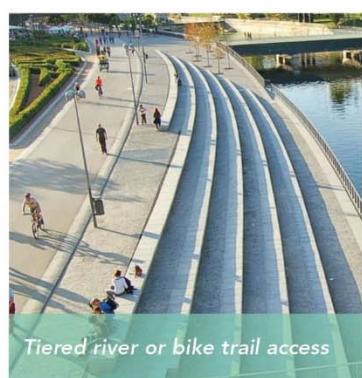
recreational facilities and urban greening

Although park acreage in Cudahy does not meet national standards—typically three to five acres per 1,000 residents—the community's compact scale makes it possible to locate parks and green space amenities within walking distance of most homes. In fact, as of 2016, about 82% of Cudahy residents lived within walking distance of a park. Cudahy's parks are well used; the focus over the next 20 years will be on expanding access to more diverse open spaces and community gathering spots through the strategic placement of smaller-scale parks and recreation amenities. This approach will allow all residents to walk to places where they can relax, play, enjoy green space, and meet neighbors. Exhibit OSCE-1 maps the improved "walking shed," or the area around a park that is easily accessible to residents by walking (one-half mile or less). The new parks and recreation amenities will be created through the repurposing of existing public spaces.

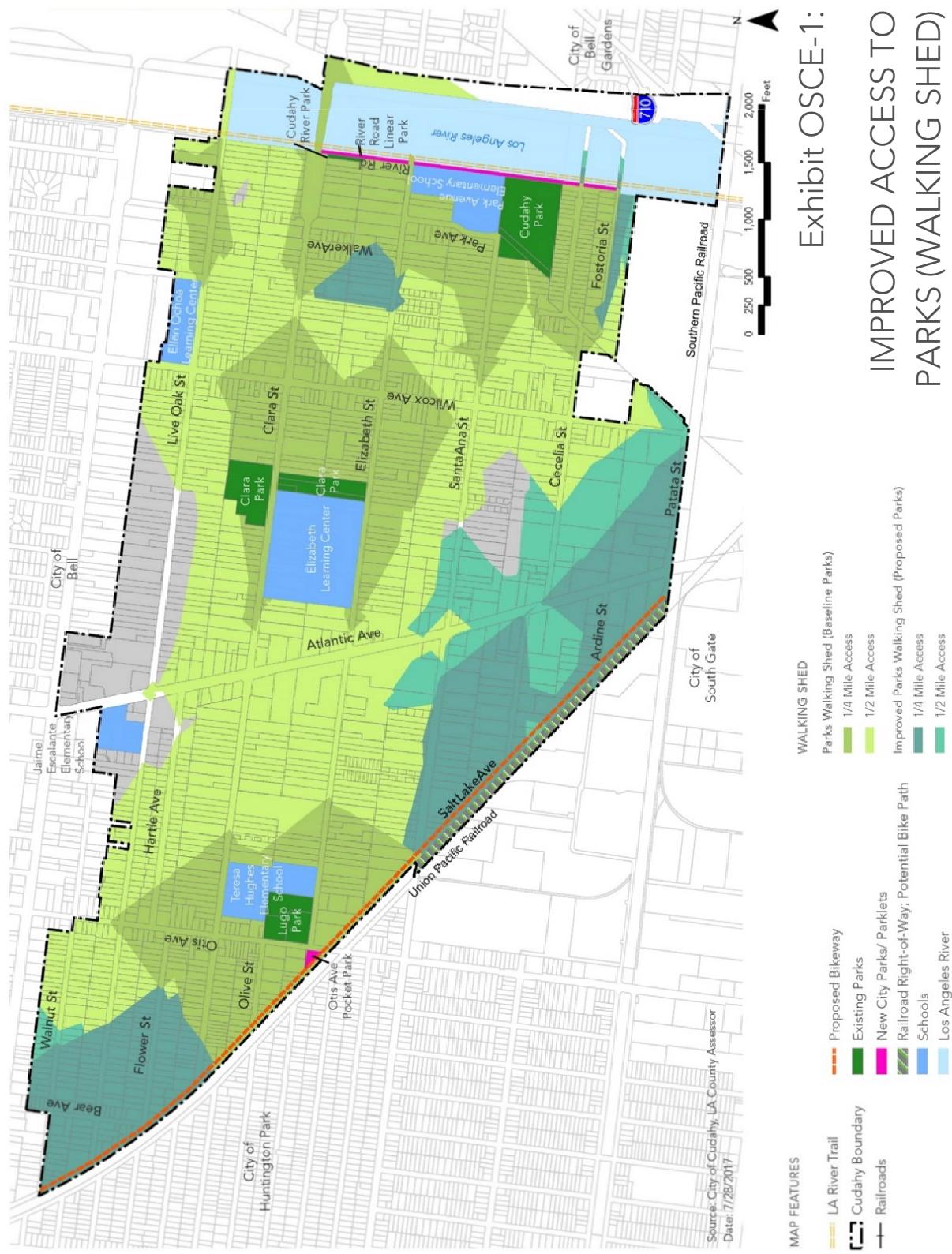


river road repurposing/green linear park

The River Road Green will transform River Road into a linear park with approximately one acre of open space and recreation amenities. River Road, south of Elizabeth Street to Fostoria Street, will be closed to vehicular traffic and "greened-up," linking River Park, Cudahy Park, and Elizabeth Elementary School to the Los Angeles River in a thoughtful, functional manner. This linear space will be landscaped and allow for community gardens, nature gardens, bike and pedestrian trail head facilities, shade structures, and other recreational amenities. This will connect all of the eastern neighborhoods with this elongated complex of open spaces.



OPEN SPACE AND CONSERVATION ELEMENT



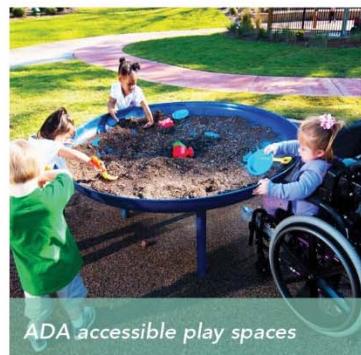
otis avenue pocket park

The Otis Avenue Pocket Park will be an expansion of a landscaped triangle parcel located at the intersection of Otis Avenue, Elizabeth Street, and Salt Lake Avenue. The additional public space will be gained by eliminating vehicular access on Elizabeth Street between Otis and Salt Lake Avenues.

The Otis Avenue Pocket Park, an estimated 0.23 acres, may be developed with picnic benches/tables/shade structures, play area or other public amenities, and additional landscaping. Pocket park design will facilitate access and use by the mobility impaired, consistent with Americans with Disabilities Act design standards. This will provide a functional and visibly prominent addition to open space along Cudahy's western edge in conjunction with the planned Salt Lake Avenue greening corridor.



Public art treatment on Otis ROW



ADA accessible play spaces

salt lake avenue bike lane and greening

The Land Use and Circulation Elements call for a Class 1 bike facility within the Salt Lake Avenue right-of-way. In the earliest phase of the greening, the bike facility will be located within the roadway and adjacent to an off-street pedestrian path. The bike facility should be buffered from automobiles and the pedestrian path or sidewalk with ornamental or drought-tolerant plantings. The Salt Lake Avenue Greening will create an attractive open space corridor drawing bicyclists and pedestrians for active transportation and recreational usage.



Salt Lake Avenue Class I bike facility

As a longer term "big idea," the City of Cudahy will work with Union Pacific Railroad to use or acquire the right-of-way to create a wide, protected, landscaped recreational walking path and biking path. Seating, exercise stations, and other recreational elements could be added to this pathway corridor.



"Big idea" future bike trail

OPEN SPACE AND CONSERVATION ELEMENT

salt lake avenue cul-de-sacs

The Circulation Element provides for closures at the Salt Lake Avenue intersections of Olive Street, Flower Street, and Walnut Street to create cul-de-sacs. The new cul-de-sacs will feature landscaping and recreation treatments including, but not limited to, greenery, tot lots, and shade structures. In conjunction with the planned Otis Avenue Pocket Park, these “greened” sites, while compact, will provide visibly prominent additions to landscaped open space along Cudahy’s western edge.

atlantic avenue plazas/amphitheater

Creating open space venues for art, music, and cultural exhibits adds to Cudahy’s urban recreational opportunities. Design standards and community benefits programs will be put in place for the Atlantic Avenue District to promote integrating plazas, public open-air seating, and amphitheaters into all project designs. The Cudahy City Hall relocation to the Town Center Subdistrict will create a catalyst for the creation of a public-oriented complex and series of urban recreational amenities. This central complex would be easily accessible to the entire community and could provide an attractive focal point for various community activities, civic functions, cultural gatherings, and entertainment events.



conservation

Cudahy's dense suburban environment means that strategies for conserving open space and natural resources focus on creating additional, sustainable pockets of green that help clean the air, control rainwater and urban runoff, provide fresh foods to the community, and teach youth about the importance of environmental conservation. Promoting the use of "green" construction techniques and materials also promotes energy conservation and makes for a more sustainable built environment.

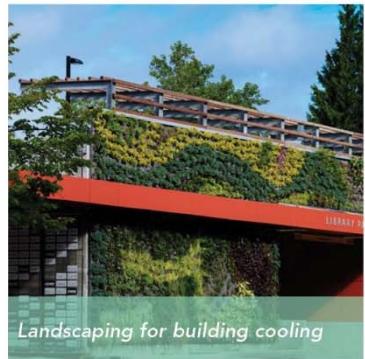
Conservation programs and activities that the City of Cudahy will implement include:

sustainable landscaping

The City will implement landscaping requirements encouraging drought-tolerant landscaping and native plants and trees, including an urban greening ordinance and a tree preservation ordinance. The planned Salt Lake Avenue cul-de-sacs, public and private parking lots, and medians are prime candidates for landscape treatments that incorporate more sustainable planting and irrigation approaches. In addition, building design guidelines will encourage the planting of trees and vines on trellises to provide shade to help keep structures cool and encourage the placement of window awnings and/or pergolas to provide shade.

gardens, urban trees, and urban agriculture

Community gardens not only bring greenery and fresh foods to a neighborhood, they serve as outdoor classroom space where residents can learn about and practice important sustainability, nutrition, and environmental stewardship. Cudahy 2040 includes programs to facilitate implementation of the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code), which provides property owners with tax incentives for putting land into agricultural use. In addition, rooftop gardens for both public and private development, especially in multi-family housing, will be encouraged.



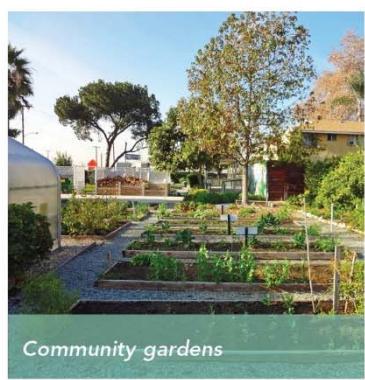
Landscaping for building cooling



Green parking screening



Drought tolerant plantings



Community gardens

stormwater management

Water conservation, filtering urban run-off, and increasing groundwater recharge are critical activities in drought-prone Southern California. *Cudahy 2040* promulgates improvements that, through design innovations, can manage stormwater flows for a multitude of benefits.

- Bioswales are landscaping elements designed to remove silt and pollution from surface runoff water. The landscape elements include swaled drainage courses built with gently sloped sides and filled with vegetation, compost, and/or riprap.
- Pervious pavement is paving material that captures stormwater, allowing it to seep into the ground via porous concrete. Such materials can contribute to significant groundwater recharge, reduce stormwater runoff, and help meet U.S. Environmental Protection Agency (EPA) stormwater regulations, most significantly the National Pollutant Discharge Elimination System (NPDES) standards implemented through the Regional Water Quality Control Board, Los Angeles.



goals and policies

GOAL OSCE-1: A sustainable urban environment protects valuable natural resources (water, air, and soil) and limits waste production



Policy OSCE 1.1: Support the creation of a recycled water system and actively promote its use.



Policy OSCE 1.2: Promote water conservation and encourage rainwater harvesting in all land uses and in City of Cudahy practices.



Policy OSCE 1.3: Promote sustainable landscaping practices that help conserve energy and reduce water consumption.



Policy OSCE 1.4: Fulfill the Cal Green Building Code's voluntary tiers in constructing public buildings, when feasible.



Policy OSCE 1.5: Promote green building practices with respect to recycling material from building demolition and using recycled building materials in new construction.



Policy OSCE 1.6: Support efforts to increase the use of renewable energy and low-emission power sources. Encourage the installation and construction of renewable energy systems and facilities such as solar panels.



Policy OSCE 1.7: Integrate stormwater treatment best practices—including bioswales, pervious pavement, and other types of bioretention cells—wherever possible, especially in landscaping and parking lot design. Encourage stewardship and volunteerism of stormwater Best Management Practices (BMPs) within the right-of-way.



Policy OSCE 1.8: Incorporate Low Impact Development (LID) approaches into the design and upgrades of public infrastructure.



Policy OSCE 1.9: Reduce impermeable surface coverage citywide.

OPEN SPACE AND CONSERVATION ELEMENT

Policy OSCE 1.10: Reduce the visual impact of aboveground and overhead utilities, including electric lines, by working with Southern California Edison to maximize opportunities to place utilities underground, and requiring the placement of utilities underground for new development.

Policy OSCE 1.11: Strengthen requirements for underground utilities in older sections of Cudahy as part of redevelopment projects to address public safety issues and to improve the aesthetic quality of streets and neighborhoods.



Policy OSCE 1.12: Take a leading role in waste reduction by promoting recycling and composting, purchasing post-consumer recycled products for City facilities, using recycled materials in City operations, and reducing the overall amount of solid waste produced.



Policy OSCE 1.13: Encourage recycling, composting, and source reduction by residential and nonresidential sources in Cudahy.

Policy OSCE 1.14: Meet or exceed State of California mandates regarding the diversion of waste from landfills.



Policy OSCE 1.15: Improve air quality in Cudahy by limiting the types of land uses permitted that produce particulate matter. Encourage uses and practices that make mobility more efficient, reducing the necessity of, and pollution caused by, motor vehicles.



Policy OSCE 1.16: Promote and participate in efforts to restore the riparian environment of the Los Angeles River and facilitate its use for educational and recreational uses.



Policy OSCE 1.17: Ensure soil quality of potential urban agriculture sites and park sites is clean, safe, and conducive for agricultural and recreational uses.

GOAL OSCE-2: An increase of trails, parks, recreation, and other open space**Policy OSCE 2.1:**

Create and maintain a system of trails, sidewalks, linear parks, and other connections that provide residents of all abilities with opportunities to exercise, enjoy nature, and access recreation facilities within a five-minute walk from home. Activate and encourage discovery along urban trails.

**Policy OSCE 2.2:**

Develop new park land through the repurposing of street right-of-way including, but not limited to, the Otis Avenue Pocket Park and River Road Greenway.

**Policy OSCE 2.3:**

Repurpose Cudahy's City Hall and the Los Angeles County Public Library building for indoor recreational activities and programs once the Cudahy City Hall/Los Angeles County Public Library's building is moved to a new location.

**Policy OSCE 2.4:**

Pursue the use or acquisition of the Union Pacific rail right-of-way and easement for bicycle and pedestrian trails, exercise stations, and other amenities.

Policy OSCE 2.5:

Develop guidelines for nonresidential development projects to incorporate accessible plazas, paseos, and other public spaces into project design.

**Policy OSCE 2.6:**

Design, construct, and program community gathering spaces, plazas, and an outdoor stage/amphitheater in the Atlantic Avenue District.

**Policy OSCE 2.7:**

Require parkland dedications and/or provision of usable onsite public space for significant development projects involving new residential construction.

**Policy OSCE 2.8:**

Look for opportunities to create joint-use community space at facilities owned by Los Angeles County Public Library, Los Angeles Unified School District, and private organizations such as faith-based groups, service clubs, banks, etc.

OPEN SPACE AND CONSERVATION ELEMENT



Policy OSCE 2.9:

Consider the acquisition of surplus land owned by public agencies for future open space and recreational use.



Policy OSCE 2.10:

Create urban agriculture areas to encourage property owners of vacant parcels to convert them into community gardens through the incentives made available through the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code).



Policy OSCE 2.11:

Enhance street corridors, parkways, and public property between buildings to serve as green space and functional recreation space (e.g., community gardens, parklets, play spaces, public seating).



Policy OSCE 2.12:

Consider ways to improve access to the Los Angeles River Trail by addressing the difference in grade and increasing the number of access points.

GOAL OSCE-3: Recreation facilities design and programming that provide a range of opportunities and evolve to meet the needs of changing demographics and public interests



Policy OSCE 3.1:

Ensure available recreational facilities are of high quality and are properly maintained. Encourage stewardship and volunteerism within parks to foster a sense of ownership, establish social connections, and reduce maintenance costs.



Policy OSCE 3.2:

Incorporate flexible, multi-purpose design characteristics into the renovation of existing and development of new parks and community facilities.



Policy OSCE 3.3:

Consider incorporating education programs with recreation opportunities.



Policy OSCE 3.4:

Ensure the available field and court space supports the community's athletic activities of interest.



Policy OSCE 3.5:

Enhance park aesthetics, lighting, and design to provide safe environments for all.

GOAL OSCE-4: Safe and efficient infrastructure systems (sewer, water, storm drain) that are maintained to sustainably grow with the community.

- Policy OSCE 4.1:** Coordinate with the owning/operating sewer, water, and storm drain agencies to ensure adequate maintenance and regulatory compliance.
- Policy OSCE 4.2:** Ensure new projects comply with the Los Angeles County MS4 permit.
- Policy OSCE 4.3:** Encourage use of onsite best management practices (BMPs) or biofiltration to treat storm water for project sites where infiltration is infeasible.
- Policy OSCE 4.4:** Comply with Los Angeles County Department of Public Works' requirement for project specific hydraulic analysis on the existing storm drain system for all new developments and redevelopments through a formal plan check process.
- Policy OSCE 4.5:** Comply with Los Angeles County Fire Department requirements for projects that propose increases in land use density.



-
- 7.- Fresa, Arandanos, Jugo de Naranja,
Strawberry, Blueberry, Orange Juice,
8- Mango, Fresa, Naranja, Papaya y Piña
Mango, Strawberry, Orange Juice and Pineapple
9- Naranja, Piña y Mango
Orange Juice, Pineapple and Mango
10- Sábila, Naranja Jenjibre, Ajo, Col y Espinacas
Aloe Vera, Orange Juice, Ginger, Garlic, kale and Spinach



economic development element



in this section:

introduction

economic development
terminology

baseline issues

implications

key economic
development concepts

goals and policies



introduction

A community's economic viability relies on interdependent factors: providing an appropriate mix of land uses that support the desired economy, balancing the goods and services provided to fulfill the needs of local households and businesses, and attracting and retaining businesses. With nearly a third of Cudahy households living below the poverty line,¹ spurring economic development is a vital piece of the *Cudahy 2040*. The City of Cudahy recognizes that land use and other policies must maintain and encourage a diverse and entrepreneurial economy to ensure that residents and businesses thrive. This Economic Development Element establishes policies to retain local business, attract new industries, sustain education and job training for the current and future workforce, promote affordable housing, support the tax base, and sustain Cudahy's ability to provide public services.

economic development terminology

The following terms are used to describe economic development strategies and programs.

area median income (AMI) describes income for the median — or middle — household in a region. Every year, the U.S. Department of Housing and Urban Development (HUD) calculates the median income for each metropolitan region.

business improvement district (BID) is a defined area within which businesses pay a fee or levy to fund projects within the district's boundaries that are above and beyond the projects or services provided by the local municipality. BIDs typically fund services such as capital improvements, pedestrian and streetscape enhancements, maintenance of public amenities, security, and marketing. A BID is established by the businesses within the district's boundaries based upon a vote of business/property owners. A BID can also draw on other public and private funding streams to finance its activities.

local hire is a goal or requirement to hire people from the local community. This aim is often specifically included as a requirement for contractors awarded certain types of publicly funded projects. Local hiring also has environmental and community health benefits because employing a greater percentage of local workers leads to shorter commutes and an increased opportunity for them to walk, bike, and take public transit to work.

¹ American Community Survey, Five-Year Estimates (2011-2015)

ECONOMIC DEVELOPMENT ELEMENT

apprenticeship combines on-the-job training and related classroom instruction under the supervision of a journey-level craft person or trade professional in which workers learn the practical and theoretical aspects of a highly skilled occupation.

community development corporation is a nonprofit, community-based organization focused on revitalizing the area in which it is located, typically a low-income, underserved neighborhood that has experienced significant disinvestment. While community development corporations are most commonly focused on developing affordable housing, they may also be involved in other initiatives critical to a community including economic development projects and programs, homeownership initiatives, streetscaping, neighborhood planning, education, job training, and providing social services to neighborhood residents.

public private partnership (P3) is a long-term contract between a private organization and a governmental entity to provide a public asset or service.

baseline issues

socioeconomic challenges

- Eighty-two percent of Cudahy households earned less than 80% of the AMI, according to 2010-2014 data from HUD's annual Comprehensive Housing Affordability Strategy
- Cudahy has 2.5 times more single-parent families than Los Angeles County.
- Nearly 29% of Cudahy's population is comprised of school-aged children (5-19 years old).

workforce and sectors of the economy

- Less than 25% of Cudahy residents have a high school diploma.
- Production, administrative services, material moving, sales, construction, extraction, and transportation are the most common occupations in Cudahy per estimates of the 2015 American Community Survey (ACS) conducted by the U.S. Census Bureau.
- Manufacturing, retail trade, healthcare and social assistance, transportation, warehousing, and construction are the most common industries located in Cudahy (per ACS five-year estimates).

real estate

- In 2017, Cudahy's median home value was approximately \$248,000, which is 56% lower than the County median of \$441,900.²
- Less than 18% of Cudahy residents own their home.
- Median gross rent was \$1,129/month; median mortgage payment was \$1,622/month in 2016.³
- Approximately 56% of renters pay more than 35% of their income toward rent.
- Average household size is 4.29 persons.⁴
- From 2010-2017, Cudahy's housing stock had virtually no growth, with fewer than 10 dwelling units constructed during that time.⁵

implications

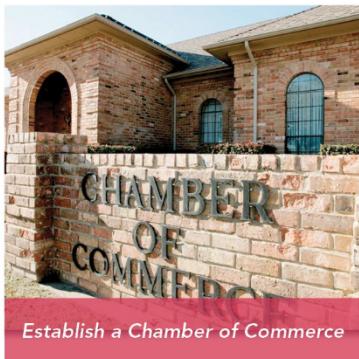
- Strategies to strengthen the community's socioeconomic potential should focus on improving Cudahy residents' income level, providing support to single-parent households, and supporting an educational pipeline for young residents by enabling access to college and vocational programs.
- Effective workforce development strategies must focus on increasing access to high quality, blue-collar jobs in emerging and sustainable industries, and providing access to GED certificate and trade programs.
- To reduce overcrowding and increase housing affordability, the housing stock's growth should provide both varied housing types and at a scale to reduce rents and increase homeownership opportunities.
- Economic development strategies should consider displacement abatement if the community's growth and prosperity begin to threaten existing residents' housing affordability.

² 2016 ACS estimates

³ 2016 ACS estimates

⁴ 2017 California Department of Finance

⁵ 2017 California Department of Finance



key economic development concepts

Cudahy's socioeconomics have long created challenges for the community's growth and development. A community's socioeconomics drive where businesses choose to locate, the local real estate market, and the types of goods and services provided. During the Cudahy 2040's community engagement process, residents and local business owners often cited the need for improved economic development.

The following key concepts aim to achieve improved business relations, increased development, job growth, and job preparedness.

chamber of commerce and business improvement districts (BIDs)

Throughout the community engagement process, local businesses and residents expressed a desire for the City of Cudahy to work more closely with businesses to improve economic development opportunities and enhance Cudahy's image as a business-friendly community. Establishing a chamber of commerce and business improvement districts are two organizational tools that can work, in tandem, to promote economic development and local business owner empowerment.

The chamber of commerce could serve as an organizational platform for businesses to network, collaborate, and market themselves and Cudahy. Establishing strategic business improvement districts creates the opportunity for business owners, property owners, and City staff to work together in effectively marketing business opportunities, establishing a cohesive character for the area, and bringing physical improvement projects to fruition. By forming a BID, participating businesses agree to pay for prioritized improvements and services.

The City will engage with business owners in the three Atlantic Avenue subdistricts and the industrial subdistricts to establish a chamber of commerce and encourage the formation of local BIDs.

flexible land use designations and overlays

With technology reshaping industries at a rapid rate, the types of demand for land and building space are also quickly changing. Cudahy must remain responsive to those changes to attract and grow businesses and industries within the community. The Land Use Plan's designations (see Exhibit LU-4) reflect the need for flexibility. The Innovative Industrial land use designation is crafted to accommodate modern and traditional industrial development by permitting a variety of land uses in nontraditional physical arrangements. The anticipated permitted land uses would enable a wide variety of business types (e.g., light industrial, research and development, startup, creative, commercial) to locate in the area. The concentration of varied yet complementary uses can create a synergetic district character.

The overlay zones are forward looking, thus providing preparedness for those areas to grow or change with the changing economic tide. While several small, neighborhood-serving corner markets are located throughout Cudahy, the Neighborhood Commercial Overlay allows for expansion of those business types if the demand for such services grows. Similarly, the Riverfront Overlay allows the flexibility to redevelop properties along the Los Angeles River with mixed-use development if market forces lead in that direction.

childcare service expansion

The availability of adequate childcare services benefits local families and should be part of Cudahy's economic development strategy. Convenient, affordable childcare services enable parents to take on employment and improve their spending capacity and buying power. Adequate, affordable childcare is especially relevant for Cudahy because of the high rate of single-parent households and the large number of very young and school-age children. *Cudahy 2040* specifies that the revised Zoning Code allow for an increase in the number of districts in which family daycare homes and daycare centers are allowed as a right, thus supporting families and creating small-business opportunities for local residents wishing to provide those important services.



education and training opportunities through partnerships

Building partnerships with local and regional organizations specializing in workforce training, professional development, and entrepreneurship promotes economic opportunities for Cudahy's working-age residents and provides a better skilled and educated workforce.



The City looks to establish partnerships with agencies and nonprofit organizations, such as Women in Non-Traditional Employment Roles (WINTER) and Youth Build USA, to bring training programs in construction apprenticeships, green building and retrofitting, and other in-demand construction jobs. The City looks to explore the potential of partnerships with bilingual, green construction pre-apprenticeship programs.

Likewise, partnerships with organizations focused on strengthening educational pipelines can help Cudahy's students reach higher education and professional careers. The City will work with the Los Angeles Unified School District, the Los Angeles County Library, and local parent groups to establish programs that prepare students for the college application process. Peer leadership programs, such as PeerForward, trains and deploys peer leaders to coach high school students and boost college preparation and enrollment across the entire school.

public/private partnerships (P3s)



Public/private partnerships create incentives for private development projects that provide public benefits. As of 2017, the City of Cudahy owns 10.43 acres (26 vacant parcels) that serve as opportunity sites for P3 development. Forging partnerships with private sector developers can implement the General Plan land use concepts. New development, in turn, creates job opportunities and investment in the community. The City Manager's office will look to engage with affordable housing and nonresidential developers to assess the feasibility of P3 developments on City-owned parcels within the Atlantic Avenue District. The following is a list of priority parcels and potential development types (also shown in Exhibit ED-1):

commercial core subdistrict:

- Atlantic Avenue and Clara Streets for mixed-use residential/commercial development

town center subdistrict:

- Atlantic Avenue and Santa Ana Streets for high density multifamily residential, or mixed-use residential/commercial development
- Atlantic Avenue and Cecilia Streets for location of the envisioned new City Hall in a mixed-use setting (retail and/or housing)

entertainment subdistrict:

- Atlantic Avenue and Patata Streets for mixed-use development featuring entertainment, commercial, and office uses

Any redevelopment of Atlantic Avenue District parcels should be planned carefully to leverage their potential attraction to investment due to their prime location along the community's main commercial corridor and proximity to public transit.

ECONOMIC DEVELOPMENT ELEMENT



Exhibit ED-1:
Public / Private Partnership (P3)
Opportunity Sites

goals and policies

GOAL ED-1: A diverse and healthy economy



Policy ED 1.1:

Promote long-term partnerships and programs that facilitate business recruitment, retention, and expansion through partnerships with businesses, property owners, the educational, arts, and environmental communities, and other stakeholder groups.



Policy ED 1.2:

Support existing and encourage the establishment of new production, distribution, and repair service businesses, while minimizing the potential for conflicts with surrounding land uses.

Policy ED 1.3:

Encourage the development of industry clusters and complementary businesses by promoting the flexibility of the Light Industrial and Innovative Industrial land use districts.



Policy ED 1.4:

Encourage emerging industries and businesses by updating land use design and development standards to attract modern light industrial uses without precluding the success of more traditional light industrial businesses that do not have negative impacts on public health.

Policy ED 1.5:

Encourage and facilitate the development of new commercial office spaces, civic uses, and retail areas in the Town Center Subdistrict to provide opportunities to recruit large and mid-size businesses and retain expanding firms.

Policy ED 1.6:

Provide and improve public design features (including public plazas and spaces) and related infrastructure to match the collective needs of the Atlantic Avenue District's residents, shoppers, employees, and businesses.

Policy ED 1.7:

Create the conditions needed to attract large-scale entertainment uses and office space development in the Entertainment Subdistrict.

ECONOMIC DEVELOPMENT ELEMENT



Policy ED 1.8:

Pursue development of mixed-use housing (with a range of affordability options) and commercial development in the Atlantic Avenue District.



Policy ED 1.9:

Create a transit-oriented/pedestrian focus for existing and future development of retail and residential activity centers.

Policy ED 1.10:

Allow for shared and/or public parking arrangements for new development.

Policy ED 1.11:

Improve infrastructure and public facilities in targeted areas, where necessary, to support economic development.

GOAL ED-2:

A thriving business climate attracting and retaining new businesses of diverse types and sizes

Policy ED 2.1:

Provide services that support business development and retention in Cudahy.

Policy ED 2.2:

Provide support in targeted business nodes for capital improvement projects, branding efforts, regional marketing, and other projects of common interest to the business community.

Policy ED 2.3:

Incentivize businesses to locate in Cudahy.

Policy ED 2.4:

Streamline development and business application processes to ensure they are thorough and efficient.

Policy ED 2.5:

Maintain flexible and adaptable land use policies that facilitate both traditional and emerging industries and businesses in Cudahy.

GOAL ED-3:

A skilled and adaptable local workforce



Policy ED 3.1:

Strive to increase the number of Cudahy residents who both live and work in Cudahy.



Policy ED 3.2:

Promote workforce investment policies that match training programs to existing and planned job requirements, ensuring that a skilled local workforce is available to businesses in Cudahy.

ECONOMIC DEVELOPMENT ELEMENT



Policy ED 3.3:

Continue to support industries that provide a range of jobs at prevailing living wages through land use policies and other local incentives.



Policy ED 3.4:

Explore pathways for establishing a bilingual pre-apprenticeship program.



Policy ED 3.5:

Seek partnerships with workforce training agencies and organizations providing instruction and mentorship for in-demand skills and services. Provide meeting spaces for these programs in City facilities or local libraries, as needed. Examples of programs include:

- Women in Non-Traditional Employment Roles (WINTER)
- Youth Build USA
- Los Angeles County Economic Development Corporation



Policy ED 3.6:

Partner with local public school and community college districts to maintain effective education programs for students of all ages.



Policy ED 3.7:

Consult with private and public community service organizations to coordinate educational and community services, including childcare/early education, classes to learn English, after-school programs, and recreational activities.



Policy ED 3.8:

Encourage the local Los Angeles County Library building:

- to be equipped with the proper technologies and tools to support evolving methods of research and learning. Support lifelong learning for adults through computer training, programs, and library collections;
- to provide collection materials, programs, and information sources that respond to community needs, interests, and modern technologies; and
- to achieve and maintain a state-of-the-art children's library collection and facility.

ECONOMIC DEVELOPMENT ELEMENT



Policy ED 3.9:

Co-house the local County of Los Angeles Library branch within the new City Hall complex and include other civic uses.

Policy ED 3.10:

Consider the feasibility of implementing a development impact fee to fund library facilities, equipment, and programs that are needed as a result of new development projects.



Policy ED 3.11:

Encourage adequate childcare capacity to support the community's workforce.



Policy ED 3.12:

Locate childcare facilities and services in or near housing, transportation, and employment centers to be convenient to residents and workers.



Policy ED 3.13:

Look for ways to involve employers, religious congregations, and developers in the provision of childcare services and facilities, including the possible use of impact fees.

GOAL ED-4:

A partner for public and private development that aligns with the community vision



Policy ED 4.1:

Establish a Cudahy Community Development Corporation that is primarily focused on:

- developing City-owned parcels in accordance with community needs and vision; and
- acquiring grant funding for capital improvement projects and community development programs.



Policy ED 4.2:

Explore partnerships with private developers and public agencies for public facilities, residential, and nonresidential projects on City-owned land (public/private partnerships).



Policy ED 4.3:

Work with local housing agencies for guidance in identifying reputable affordable housing developers to involve in fulfilling new housing development targets as outlined in the Housing Element.

Policy ED 4.4:

Participate in Active LA, a program of the Los Angeles County Economic Development Corporation, to

ECONOMIC DEVELOPMENT ELEMENT

activate underutilized public land to create jobs and tax revenue. Real estate and financing solutions are structured for the public sector, nonprofits and philanthropic institutions. The program enables successful public-private partnerships that accomplish the dual goals of maximizing the value of publicly-owned land while building sustainable communities.

GOAL ED-5: Maintain the City's fiscal health

Policy ED 5.1: Focus economic development activities on industries and services contributing to Cudahy's economy and to its sources of tax revenue.



Policy ED 5.2: Strive to be responsive to small businesses.



Policy ED 5.3: Foster regional collaboration focusing on housing, transportation, and infrastructure initiatives.



Policy ED 5.4: Work to ensure that Cudahy capitalizes on any benefits that can be derived from implementation of the EcoRapid light rail line while minimizing any potential adverse impacts.



Policy ED 5.5: Strive toward a balanced and sustainable local economy through a diversified and stable long-term economic base.

Policy ED 5.6: Implement an effective economic development strategy and program with fiscal considerations that assist the City of Cudahy in maintaining a balanced budget with adequate reserve funding.



Policy ED 5.7: Create a sense of place by enhancing educational, cultural, and environmental resources that retain and attract employers of the local workforce and attract businesses that contribute to the community's economic activity and to the City's revenue sources.

GOAL ED-6: A City that values and uplifts the economic potential of its vulnerable populations

- Policy ED 6.1:** Provide guidelines for relocating residents as new housing units are built.
- Policy ED 6.2:** Provide businesses with marketing and/or relocation assistance as new construction occurs.
- Policy ED 6.3:** Support equal pay for equal work for women and minority City employees and contractors.





safety element

in this section:

introduction

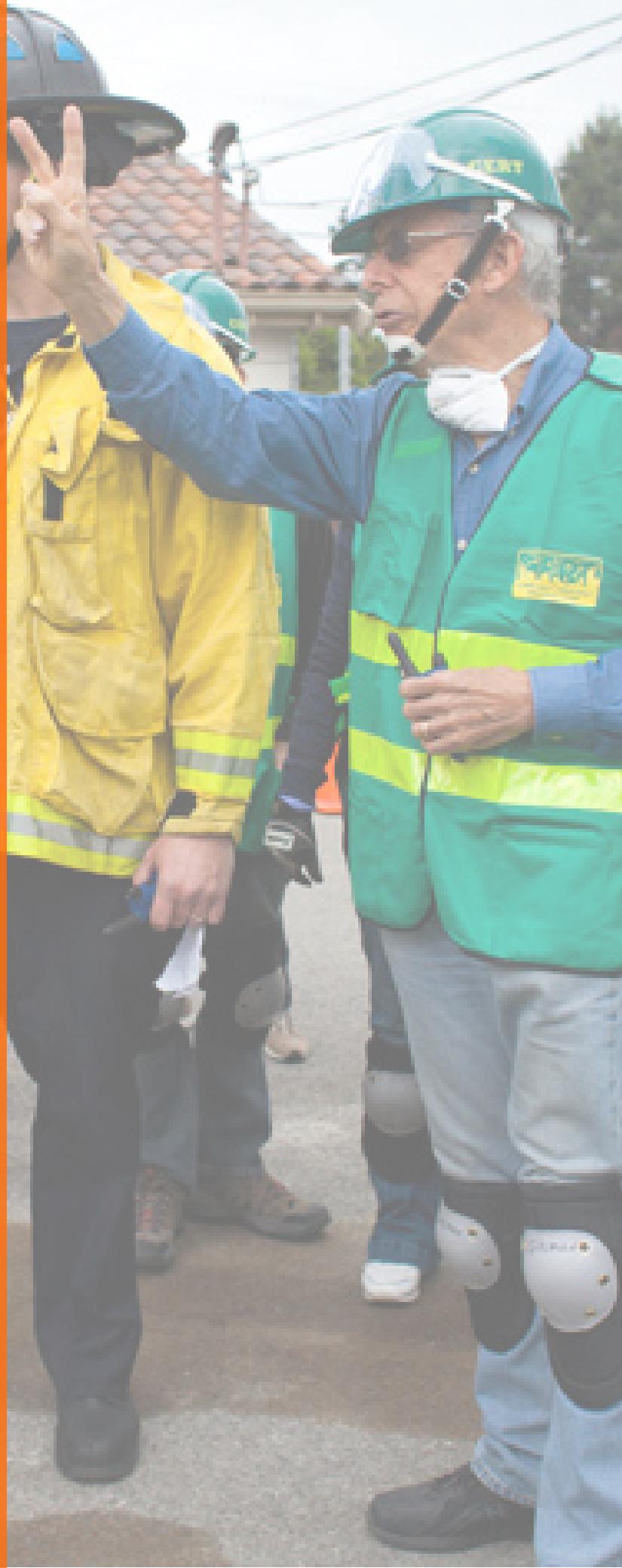
safety terminology

baseline issues

implications

key safety concepts

goals and policies



introduction

Safety considerations factor into many decisions people make and how they interact with their city. To best allocate public safety resources, the City must fully understand the hazards present in the community and the public safety services and programs needed to guard against damage/loss of property and lives.

This Safety Element identifies, evaluates, and addresses local and regional safety issues, and establishes the goals and policies that help reduce loss of life, injuries, property loss, environmental damage, and social and economic disruption from natural and human-caused disasters. Earthquakes, geologic hazards, fire risk, flooding, and hazardous materials represent the issues of concern.

safety terminology

The following terms describe the key federal and state programs that address hazardous materials.

CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) is a federal law enacted to help remove contamination in the water, air, and land from past chemical and hazardous waste disposal practices. CERCLA allows the collection of fees from the chemical, petroleum, and other industries that caused hazardous pollution. Collected fees are placed in trust funds ("superfunds") to clean up abandoned and uncontrolled hazardous waste sites.

RCRA (Resources Conservation and Recovery Act) is a federal law that regulates the generation, management (treatment, storage, or disposal), and transportation of hazardous waste material.

TRI (Toxic Release Inventory) is a list managed by the U.S. Environmental Protection Agency (EPA) indicating businesses that are required to report the locations and quantities of chemicals stored onsite. Listing as a "TRI facility" does not necessarily mean that a business' releases are harmful to humans or the environment.

SWRCB (California State Water Resources Control Board) administers a hazardous waste cleanup program. The SWRCB also reports hazardous materials and other contaminants that may affect soil and/or water resources. Cleanup program sites are referred to as "SWRCB sites."

LUSTs (leaking underground storage tanks) are monitored and reported by the SWRCB. The most common type of LUSTs is leaking underground fuel tanks, which are referred to as "LUFTs."

baseline issues

public safety and health services

- Cudahy contracts for law enforcement and fire response services with Los Angeles County agencies. As these agencies serve other, larger areas in addition to Cudahy, the local Sheriff and fire stations are not located within Cudahy. Thus, public safety facilities cannot serve as focal points for Cudahy's civic identity. As a small city serviced by large county agencies, ensuring that Cudahy's interests are being prioritized among those of larger cities requires ongoing engagement between the agencies and City leaders.
- Between 2006 and 2016, in Cudahy:
 - crimes against persons decreased by 6.8%
 - property crimes decreased 10.1%
 - violent crimes decreased 9.6%
- Most crimes committed in Cudahy are burglaries, motor vehicle thefts, and larcenies. Generally, crime locations are concentrated along Atlantic Avenue. Gang violence and drug trafficking have declined but remains a concern.
- Los Angeles County Sheriff response times in Cudahy are less than three minutes for emergencies, ten minutes or less for priorities, and 60 minutes for routine items.¹
- Los Angeles County Fire Department response time for Cudahy is approximately three minutes.
- Within Cudahy, the Kaiser Permanente Medical Center offers immediate care and outpatient services. The closest hospitals are located in Huntington Park and East Los Angeles.

¹ LA County Sheriff's Department, Stakeholder Interviews (2016)

geologic and seismic hazards

- Cudahy lies within a seismically active region and is subject to strong ground shaking from earthquakes generated along one or more of the five regional faults listed in Table SE-1 and shown in Exhibit SE-1.
- Earthquakes can cause water pressure to increase in loose soils, leading to the soils losing cohesion and behaving like a liquid (known as liquefaction). All of Cudahy is located within a liquefaction zone. The primary factors that contribute to liquefaction potential are the type and age of sedimentary deposit, the looseness of a soil, and groundwater level.

Table SE-1: Regional Earthquake Fault Zones

Fault	Estimated Maximum Magnitude (Richter scale)	Location from Cudahy (miles, direction)
Newport-Inglewood	6.0-7.4	6, west
Whittier-Elsinore	6.0-7.2	17, east
Sierra Madre	6.0-7.0	29, north
San Andreas	6.8-8.0	30, north

Source: California Institute of Technology, Southern California Earthquake Data Center

SAFETY ELEMENT

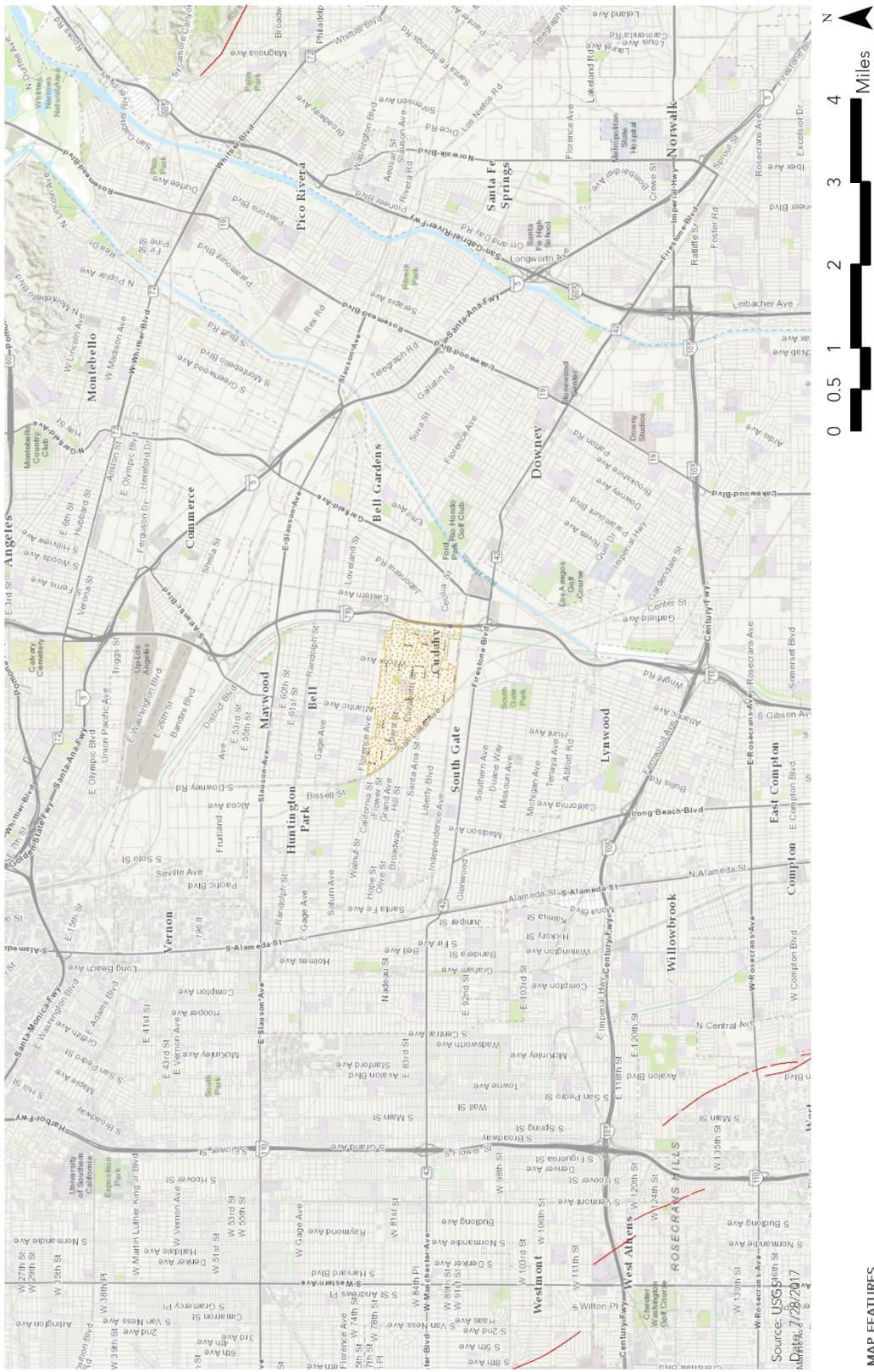


Exhibit SE-1:

REGIONAL EARTHQUAKE FAULT LINES

MAP FEATURES

- Cudahy Boundary
- Railroads
- USGS Faults

0 0.5 1 2 3 4 Miles

flood hazards

- Cudahy is within the Hansen and Sepulveda Dams inundation areas. The Hansen Dam, located on the northern edge of the San Fernando Valley, is approximately 26.1 miles northwest of Cudahy. Hansen Dam provides flood protection to all downstream cities, including Cudahy. The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways in Van Nuys. In the event of a significant flood release from either of these dams, Cudahy could be affected with flood elevation levels of approximately one to two feet.
- The National Flood Insurance Program designated Cudahy as an area with no special flood hazard. Flood control facilities along the Los Angeles River east of the city have been constructed to contain most flooding potential in the area. Failure of the river channel is unlikely, but storm water overflow may occur (see Land Use Element Policy LU-3: Flood Hazards).

hazardous materials and waste

- Some streets and railroad tracks that pass through or nearby Cudahy are used to transport hazardous and toxic substances, including the designated truck routes of Florence Avenue, Atlantic Avenue, and Salt Lake Avenue. Train derailment is a risk posed by the Union Pacific and the Southern Pacific railroad tracks, utilized daily.
- Five oil and natural gas pipelines are in and near Cudahy. Chevron has three lines in the eastern section of Cudahy and Arco has two lines along Salt Lake Avenue. All pose potential environmental and public safety hazards associated with rupture.
- Due to past and current industrial practices, Cudahy has several potentially hazardous sites, hazardous waste handlers, cleanup sites, and other hazards that require local, state, or federal assessment, inventory, and/or oversight. These include the following, which are listed in detail in Table SE-2 and mapped in Exhibit SE-2.
 - CERCLA hazardous waste sites
 - RCRA waste generator sites
 - TRI sites
 - SWRCB sites

SAFETY ELEMENT

Table SE-2: Hazardous Facilities and Sites Summary

CERCLA Sites (Comprehensive Environmental Response Compensation Liability Act)		
Name	Address	Status
Park Avenue Elementary School/Gonzales Property/B.H. Steepleton Landfill	5310 Elizabeth Street	Other Cleanup Activity: <ul style="list-style-type: none"> State-lead Cleanup Does not qualify for National Priorities List (NPL)*
Vloedman Dump	5240 East Santa Ana Street	No Further Action Planned (NFRAP) Site: <ul style="list-style-type: none"> Does not qualify for the NPL based on existing information

Source: EPA 2015

***National Priorities List (NPL):** The NPL is a list of the worst hazardous waste sites that have been identified by the EPA.

RCRA Facilities (Resources Conservation and Recovery Act)		
Name	Address	Type
Alvarez Trucking	4843 Cecilia Street	Small Quantity Generator (SQG)**
Atlantic Motors Auto	8100 Atlantic Avenue	Unspecified
Bell Number 3 Middle School	5071 Live Oak Street	SQG
Chois Mobil	8029 Atlantic Avenue	SQG
Coast Paper Box Co	4650 Ardine Street	SQG
Commando Plastics Corp	8250 Salt Lake Avenue	SQG
Custom Chemical Formulators, Inc	4630 Cecelia Street	SQG
Day-Glo Color Corp	4615 Ardine Street	Large Quantity Generator (LQG)***
Elizabeth Learning Center	4811 Elizabeth Street	LQG
General Inspections Labs, Inc	8427 Atlantic Avenue	LQG
Grahams Auto Electric Svc	8216 Atlantic Avenue	Unspecified

SAFETY ELEMENT

Irineo Ramirez Balderas Primos Trucking	5147 Santa Ana Street	Transporter
K-Mart No 3337	8017 Atlantic Avenue	SQG
Mooney Machine Manufacturing	4925 Cecelia Street	SQG
Oquad Service, Inc.	4727 Cecelia Street	SQG
Photomax One Hour	7910 Atlantic Avenue	SQG
Piazza Trucking	4841 Cecelia Street	SQG
Rebuilt Metalizing	8232-1/2 Atlantic Avenue	SQG
Richard Hatch Automotive	8214 Atlantic Avenue	SQG
S/M Printing, Inc	4901 Patata Street	SQG
Sanchez Trucking	5023 Elizabeth Street	Transporter
Western Diesel Electric	8135 Atlantic Avenue	SQG

Source: EPA 2015

**** Small Quantity Generators (SQG):** facilities that produce between 100 and 1,000 kilograms (kg) of hazardous waste per month.

***** Large Quantity Generators (LQG):** produce 1,000 kg or more hazardous waste per month.

TRI Facilities (Toxic Release Inventory)		
Name	Address	Last Release Date
Commando Plastics Corp	8250 Salt Lake Avenue	1990
Custom Chemical Formulators, Inc	4630 Cecelia Street	1989
Day-Glo Color Corp	4615 Ardine Street	2014
M. Stephens Manufacturing, Inc	8420 Atlantic Avenue	1995

Source: EPA 2015

SAFETY ELEMENT

SWRCB Site Cleanup Programs (CA State Water Resources Control Board)			
Name	Address	Affected Media	Contaminants
General Inspection Laboratories, Inc	8427 Atlantic Avenue	Unspecified	Unspecified
On Atlantic, LLC	8411 Atlantic Boulevard	Other Groundwater (Uses other than drinking water), Soil, Soil Vapor	Tetrachloroethylene, Trichloroethylene

Source: SWRCB 2015

LUSTs (Leaking Underground Storage Tanks)			
Name	Address	Affected Media	Contaminants
ARCO #3043	7200 Atlantic Avenue	Aquifer Used for Drinking Water Supply	Gasoline
BC Food Market	5001 Clara Street	Unspecified	Unspecified
Okeh Caterers	7301 Atlantic Avenue	Aquifer Used for Drinking Water Supply	Gasoline
Former Porter's Super Service	8100 Atlantic Avenue	Soil	Gasoline

Source: SWRCB 2015

Note: The status of these sites will change over time, as sites are fully remediated and as businesses come and go.

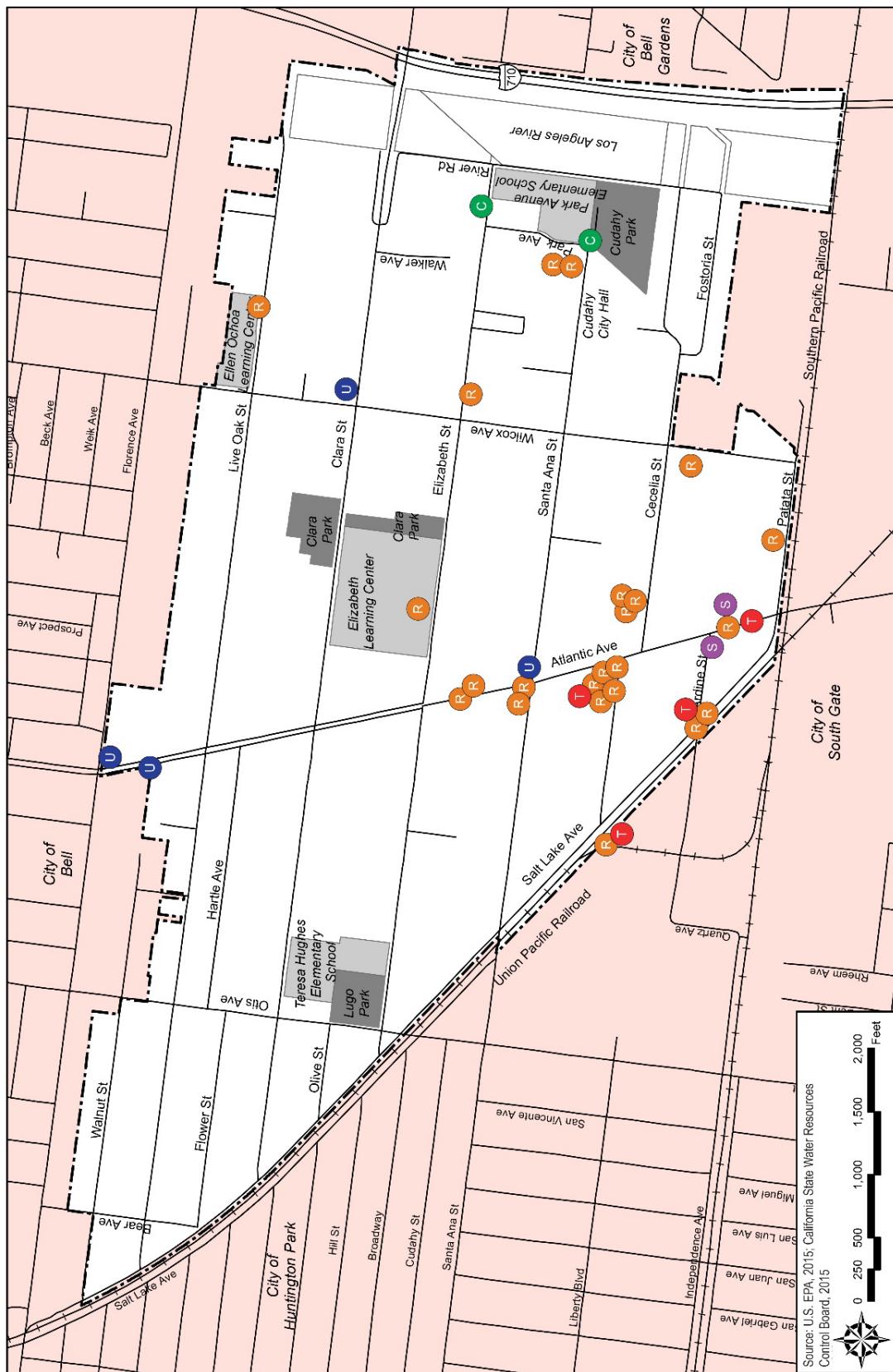


Exhibit SE-2:
HAZARDOUS FACILITIES
AND SITES (2015)

- SWRCB Site Cleanup Programs
- Sites being assessed pursuant to CERCLA
- RCRA Facilities

implications

- Remediation of the previously hazardous sites within Cudahy's boundaries have made measurable progress. Nevertheless, these sites require continued monitoring, and careful land use planning in and around them.
- The fact that public safety services are contracted to Los Angeles County service providers requires that the City closely engage with the Los Angeles County agencies and the community to maintain a close, positive, working relationship.
- Local flood hazards are minimal but flood control features of the nearby Los Angeles River are important considerations to study, and remain cognizant of, as restoration and recreation enhancement efforts along the river are considered.
- Like most of Los Angeles County cities, Cudahy is in a seismically active area. Construction and planning must consider earthquake and liquefaction hazards.

key safety concepts

Cudahy made major strides in improving public safety by greatly reducing crime. Throughout stakeholder interviews, community engagement activities, and telephone surveys for *Cudahy 2040*, it was clear that the community has noticed this trend. Long-time residents and business owners described a positive improvement in community safety that they hope to see continue. Residents also expressed a desire to work together towards even greater community safety by becoming more informed and remaining involved in City programs focused on community safety.

In addition to crime reduction, opportunities to improve public safety include providing watchful oversight of hazardous materials and waste sites.

The Safety Element goals and policies respond to community safety issues: hazard reduction, emergency preparedness and response, and crime prevention.

increase community familiarity and participation in law enforcement programs and services

Throughout the community engagement process, community members and Sheriff's Department representatives expressed a desire to become more engaged with one another to continue improving community safety together.

Past events such as community corner meetings of neighbors with Sheriff's Department officers drew many participants and augmented interest in expanding the scope of informational meetings between law enforcement and community members. Establishing programs such as neighborhood watch, growing youth anti-gang/drug programs, and providing periodic public safety updates through the City newsletter and social media accounts can provide transparency that will continue to strengthen the community's trust of law enforcement. Informal updates regarding the Sheriff's Department's programs and policies will also help Cudahy residents access and use their public safety resources.

influence community safety through urban design

Urban design can improve community safety. Well-lit streets and activated alleys, for example, can increase public visibility of these spaces and increase the likelihood of people using that space after dark. This will reduce the attractiveness of those areas for illicit behavior.

By including design standards in the City's Zoning Code that promote visibility in public and private open spaces without angles for concealment, new development can contribute to a safer environment for Cudahy. The design standards should include "Crime Prevention Through Environmental Design" design techniques.

For example, both physical and programmatic improvements can be made to public spaces such as Cudahy's parks for added safety. Additional lighting can be installed at key locations. After-dark recreational programs, such as LA County's Parks After Dark

SAFETY ELEMENT

Program, have been shown to reduce crime in parks and improve families' safety and their ability to use parks throughout the day.

promote disaster preparedness education

The City of Cudahy has adopted a *Local Hazards Mitigation Plan*, a five-year action plan to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property, and the environment from natural hazards.

An important component of the plan is community education—ensuring Cudahy's residents and business owners/employees know what to do in the event of a disaster, where to go for help, and what resources are available for resiliency planning and disaster preparedness. *Cudahy 2040* encourages working with disaster resilience and recovery organizations, such as the Red Cross, to offer disaster preparedness education, events, and training.

Establishing a local Community Emergency Response Team and participating in programs such as The Great American Shakeout for earthquake preparedness are positive ways to prepare disaster management ambassadors throughout the community.

continued monitoring of public safety services and hazardous materials cleanup programs

Several sites in Cudahy require state or federal monitoring due to the presence of hazardous materials or waste handling and/or storage. With careful monitoring and with the passage of time, it is possible that those sites can be restored to safe, useable spaces for the community.

The City will closely monitor the hazardous sites listed in Table SE-2 and require all necessary environmental analysis to be completed on those sites to assess what, if any, land uses are appropriate for those sites in the future.

goals and policies

GOAL SE-1: A community engaged with law enforcement to promote mutual respect and active collaboration in improving public safety

- Policy SE 1.1:** Inform residents about available public safety resources; update the population on the status of public safety in the community.
- Policy SE 1.2:** Create opportunities for residents and law enforcement officials to interact directly with one another in proactive public safety programs and events.
- Policy SE 1.3:** Support community policing efforts by engaging local youth in programs aimed at creating positive interaction with law enforcement and providing the youth with personal and/or professional development opportunities.
- Policy SE 1.4:** Support a high standard of mutual respect between law enforcement officials and community members to ensure a positive and mutually beneficial relationship based on respect for each other's well-being and equality.
- Policy SE 1.5:** Build Cudahy residents' trust in law enforcement and the feeling of safety in their community by ensuring that public safety officers are not permitted to initiate contact with community members for the sole purpose of determining immigration status.

GOAL SE-2: Enhanced resources for public safety

- Policy SE 2.1:** Provide the highest possible quality of fire, police, and health protection for all Cudahy residents.
- Policy SE 2.2:** Consider the feasibility of establishing an Los Angeles County Sheriff's Department substation within Cudahy boundaries.
- Policy SE 2.3:** Reduce and/or discourage graffiti.

SAFETY ELEMENT

- Policy SE 2.4:** Work with the Sheriff's Department and other organizations to bring programs targeted to address drug and alcohol abuse.
- Policy SE 2.5:** Work with the Sheriff's Department and neighboring police departments to eliminate gang violence and reduce drug and alcohol abuse.
- Policy SE 2.6:** Work with the Sheriff's Department and the Los Angeles County Fire Department to determine and meet community needs for services.

GOAL SE-3:

A safe built environment that enhances community safety through environmental design techniques



Policy SE 3.1: Provide adequate safety lighting at all City facilities, including but not limited to parks, recreational facilities, City Hall, streets/sidewalks, plazas, paseos, and alleys.

Policy SE 3.2: Require elements of crime prevention through building design in new construction and building modernization projects.

Policy SE 3.3: Involve public safety officials' perspective in new development plans.



Policy SE 3.4: Identify substandard structures, especially residential buildings, and provide educational, construction, maintenance and conversion assistance, when feasible.



Policy SE 3.5: Encourage multi-family building owners to provide active or onsite building management to promote and encourage adherence to the rules and regulations that govern the occupancy of multi-family buildings. Provide training in crime prevention and reporting for building managers.



Policy SE 3.6: Enhance vehicular, pedestrian, and bicyclist traffic flow and safety, especially near sensitive sites such as schools, to fulfill goals from the *Safe Routes to School Plan* and other mobility and safety plans.

**Policy SE 3.7:**

Encourage corner store markets to expand goods sold to avoid a preponderance of liquor sales in Cudahy.

GOAL SE-4: A prepared and resilient Cudahy**Policy SE 4.1:**

Ensure and maintain the structural and operational integrity of essential public facilities during earthquakes and flooding.

**Policy SE 4.2:**

Identify structural types, land uses, materials storage practices, and sites that are highly sensitive to seismic induced ground shaking, liquefaction, and other geological hazards. Seek to abate or modify them to achieve acceptable levels of risk.

**Policy SE 4.3:**

Prioritize improvements to Cudahy's storm water management systems (storm drain improvements, reduction of impervious surfaces, etc.) to better serve areas prone to intermittent flooding.

Policy SE 4.4:

Require improvements to be made to utility transmission and distribution systems including electrical, gas, water, wastewater, and storm drainage; thus, accommodating new growth and ensuring that maintenance is performed on these systems in a manner that provides safety, reliability, and environmental compatibility.

**Policy SE 4.5:**

Reduce risk of injury or loss of life in seismic events through earthquake preparedness education and public engagement.

**Policy SE 4.6:**

Increase fire hazard awareness and ways to prevent fire; teach fire hazard prevention to children and families.

GOAL SE-5: An environment that is reasonably safe from hazards**Policy SE 5.1:**

Implement mitigation measures included in Cudahy's 2015 Hazard Mitigation Plan and subsequent updates.

SAFETY ELEMENT

Policy SE 5.2: Ensure pipeline owners protect and maintain underground high-pressure gas pipelines to ensure maximum safety.



Policy SE 5.3:

Uphold environmental cleanup standards for hazardous sites in Cudahy.



Policy SE 5.4:

Ensure land use decisions are in line with community health standards.



Policy SE 5.5:

Continually monitor the number of liquor stores in Cudahy and assess the safety implications of allowing additional liquor stores.





air quality element

introduction

Awareness and knowledge of the effects of human activities on the environment have grown significantly since the 1960s. In the early 2000s, concerns about climate change arose as a new focus. As such, finding ways to embrace sustainable practices has become a priority for Cudahy and many other California cities. Chief among environmental concerns is the impact of human actions and choices on the atmosphere and climate. With the emergence of the industrial age, human activity began to release increasing amounts of pollutants, carbon dioxide, and other harmful gases into the atmosphere, largely through the burning of fossil fuels and deforestation. The elevated levels of harmful gases and pollutants create two key concerns -- compromised local air quality and a global "greenhouse" effect that resulted in warming the Earth's atmosphere.

The unhealthful conditions associated with air pollutants have been known for decades. Beginning in the 1970s, legislation such as the federal Clean Air Act was enacted to improve air quality and, thus, reduce impacts on human health associated with high pollutant levels. Global warming, however, did not really enter the public consciousness until the United Nations (U.N.) Framework Convention on Climate Change adopted the Kyoto Protocol in 1997. This 1997 U.N. Convention highlighted the serious threats to public safety associated with global warming, including sea level rise, associated flooding, and significant effects on agricultural practices and production.

air quality terminology

greenhouse gases (GHG) occur naturally and from human activity. GHG produced by human activities include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

greenhouse gas effect is when carbon dioxide and other greenhouse gases act like a blanket, absorbing infrared radiation and preventing it from escaping into outer space. The net effect is the gradual heating of earth's atmosphere (global warming).

particulate matter refers to tiny particles made of any material suspended in the air, except pure water that exists in the solid or liquid state. The notation "PM₁₀" is used to describe particles of 10 micrometers or less in diameter, and "PM_{2.5}" represents particles less than 2.5 micrometers in diameter. Smaller PM particles cause lung irritation, and exposure can trigger asthma attacks.

sensitive receptors are land uses such as residences, residential care facilities, schools, day-care centers, playgrounds, and medical facilities, all of which have occupants, particularly children and older adults, who are sensitive to harmful effects from air pollution.

climate change is a change in global or regional climate patterns.

AIR QUALITY ELEMENT

carbon dioxide equivalent (CO₂_e) is a term for describing different greenhouse gases in a common unit. For any quantity and type of greenhouse gas, CO₂_e signifies the amount of CO₂ that would have the equivalent global warming impact.

baseline issues

- Air quality in Cudahy can be considered “relatively good” for the Los Angeles Metropolitan area. The South Coast Air Quality Management District (SCAQMD) air quality monitoring station in Source Receptor Area (SRA) 12 (South Central Los Angeles County) is representative of Cudahy’s regional air quality.
 - During 2015, SRA 12 recorded ozone levels that were relatively low compared to the rest of the region. Ozone can cause breathing difficulties - especially in the elderly, the very young, or those that are sick.
 - Measurements at the SRA 12 monitoring station from 2013 to 2015 showed no noticeable time trend in terms of increasing or decreasing levels of ozone or PM_{2.5} levels. No data was collected on PM₁₀ concentrations for the evaluated timeframe.
 - Particulate matter pollution levels were relatively average for the region (2015).
 - Local pockets of high and low particulate matter levels occur throughout Cudahy, depending on an area’s proximity to PM sources, such as the I-710 Freeway, the local railroads, and active construction sites. Diesel particulate matter levels are lower in the southern half of the city than the northern half.
 - Vehicle exhaust and entrained road dust generated on I-710 affects Cudahy due to its proximity to that emissions source.
- *The Gateway Cities Air Quality Action Plan* anticipates a decrease in GHG emissions by approximately 25% by 2035 because of newly adopted regulations, cleaner truck, train, and automobile technology, and the replacement of older, more polluting vehicles.
- The primary source of GHG emissions in the Gateway Cities is light-duty vehicles followed by electric power generation using fossil fuels.
- CalEnviroScreen¹ considers various socioeconomic factors in addition to pollution levels. The CalEnviroScreen 3.0 pollution score for the western part of Cudahy is in the 86-90 percentile range, while the eastern part is in the 96-100 percentile range, meaning that Cudahy as a whole is in the top 6% of most disadvantaged communities in California. Cudahy is in the 97th percentile of most impacted communities in terms

¹ CalEnviroScreen is a screening tool developed by the California Office of Environmental Health Hazard Assessment that evaluates the burden of pollution from multiple sources in communities while accounting for potential vulnerability to the adverse effects of pollution. The tool uses various indicators of pollution burden and population characteristics to calculate the CalEnviroScreen score.

of pollution and the 85th percentile of most at-risk communities in terms of population characteristics. Residents who live closer to I-710 are more at risk in terms of both pollution and population factors (Exhibit AQE-1).

- Transportation and industry-related pollution significantly impact Cudahy.
- Asthma rates in Cudahy are slightly higher than the statewide average. Furthermore, residents' confidence in their ability to adequately control their asthma is significantly lower (53% versus 77% statewide average).²
- Asthma hospitalization rates in Cudahy's subregion are higher than the state average.
- Cudahy is both a "Disadvantaged Community" according to SB 535,³ and a "Low-Income Community" according to AB 1550.⁴ These designations make Cudahy eligible for special funding generated by cap-and-trade and other sources in California. Projects eligible for SB 535 and AB 1550 funding must align with project types approved by the California Legislature, such as waste diversion and green infrastructure, among others.

implications

- Although air quality in Cudahy is relatively average for the Los Angeles Metropolitan region, the local rates of asthma and pollution being higher relative to state averages points to the need for greater regional collaboration in air quality improvement initiatives.
- Efforts to reduce vehicle and freight vehicle emissions along I-710 and the railroad lines could have a positive impact on Cudahy's air quality.
- Improved technologies and new state regulations can have a positive effect on regional air quality.
- Socioeconomic challenges, language barriers, and difficulties in accessing healthcare are possible contributing factors for Cudahy residents' low confidence in controlling their asthma. A well-rounded air quality improvement strategy will include policies to improve this.

² Kaiser Foundation Hospital Downey. "2013 Community Health Needs Assessment."

³ SB 535, De León. California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund.

⁴ AB 1550, Gomez. Greenhouse Gases: Investment Plan: Disadvantaged Communities.