

SECTION 4.0 ENVIRONMENTAL IMPACTS, MITIGATION PROGRAM, AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

This section analyzes the potential environmental impacts associated with approval and implementation of the City of Arcadia General Plan Update. While an update or revision to a policy document, such as the General Plan, would not lead to any immediate or direct changes to the physical environment, the General Plan Update would regulate all future development and redevelopment within the City and its Sphere of Influence. Implementation of the Land Use Policy Map, Circulation Plan, and the Implementation Plan throughout the 2035 planning horizon of the General Plan Update could result in environmental impacts. Therefore, the environmental analyses within this section of the Program Environmental Impact Report (EIR) focus on the impacts of future development and redevelopment that would be allowed under the General Plan Update and associated subsequent actions to implement General Plan policy.

In Sections 4.1 through 4.17, this EIR addresses the General Plan Update's potential impacts on the following environmental issues:

- Aesthetics and Visual Quality,
- Agriculture and Forest Resources,
- Air Quality,
- Biological Resources,
- Cultural Resources,
- Geology and Soils,
- Hazards and Hazardous Materials,
- Hydrology and Water Quality,
- Land Use and Planning,
- Mineral Resources,
- Noise,
- Population and Housing,
- Public Services,
- Parks and Recreation,
- Transportation and Traffic,
- Utilities and Service Systems, and
- Greenhouse Gases and Climate Change.

The purpose of Sections 4.1 through 4.17 is to describe the existing environmental conditions in the City and in the surrounding area and to identify the potential environmental impacts that may result from implementing the General Plan Update. Relevant General Plan Goals, Policies, and Implementation Actions that may avoid or reduce potential impacts are presented for each environmental issue. The mitigation program identified to reduce potential project impacts includes the Relevant General Plan Goals, Policies, and Implementation Actions; Standard Conditions and Requirements (SCs); and Mitigation Measures (MMs). The components of the mitigation program are described below.

- **General Plan Goals, Policies, and Implementation Actions.** Goals and policies in the various Elements of the General Plan Update would prevent the occurrence of, or reduce the significance of, potential environmental effects. Implementation actions for each policy would also reduce some environmental impacts. Because Goals, Policies, and Implementation Actions are incorporated into the General Plan Update and are therefore components of the project, they do not constitute mitigation measures as defined by the California Environmental Quality Act (CEQA). However, they are identified for each topical issue and would be implemented as a part of the General Plan.
- **Standard Conditions and Regulations.** SCs are existing requirements and standard conditions based on local, State, or federal regulations or laws that are required independent of CEQA review and serve to offset or prevent specific impacts. Examples of typical standard conditions and requirements include compliance with the provisions of the California Building Code and pertinent South Coast Air Quality Management District Rules, among other regulations. The City may also impose additional conditions on future development and redevelopment projects during the approval process, as appropriate.
- **Mitigation Measures.** CEQA Guidelines Section 15126.4(a) requires lead agencies to consider feasible mitigation measures to avoid or substantially reduce a project's significant environmental impacts. MMs are required when a potentially significant environmental effect has been identified that cannot be reduced to a level considered less than significant through the implementation of the Goals, Policies, and Implementation Actions and/or the SCs.

The City may substitute, at its discretion, any mitigation measure (and timing thereof) that has (1) the same or superior result as the original mitigation measure and (2) the same or superior effect on the environment. The City of Arcadia Development Services Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of equivalency/timing shall be borne by City if they are part of this General Plan Update or by project applicants as part of future development and redevelopment projects. Sections 4.1 through 4.17 of this EIR incorporate the approaches described above.