

SECTION 6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

6.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The environmental impacts of the proposed 2010 General Plan Update are discussed in Sections 4.1 through 4.17 of this EIR. Implementation of the General Plan Update would result in new development, as allowed under the proposed Land Use Policy Map, that could potentially lead to significant adverse impacts prior to the implementation of mitigation measures for the following topical issues:

- Air Quality (Air Quality Standards Violation and Exposure of Sensitive Resources, and Cumulative Air Quality Impacts);
- Biological Resources (Sensitive Plant and Wildlife Species);
- Greenhouse Gas Emissions (Increase in GHG and Cumulative Impacts);
- Cultural Resources (Historical Resources, Archaeological Resources, Paleontological Resources, and Cumulative Impacts);
- Geology and Soils (Soils and Septic Tanks);
- Hydrology and Water Quality (Storm Drain Infrastructure);
- Noise (Noise Standard Violation and Cumulative Impacts);
- Transportation/Traffic (Circulation System Performance and Cumulative Impacts); and
- Utilities and Service Systems (Water and Sewer Infrastructure).

With mitigation, impacts on Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Utilities and Service Systems would be less than significant. However, the proposed 2010 General Plan Update would result in the following significant unavoidable adverse impacts after implementation of the mitigation program and would require adoption of a Statement of Overriding Considerations:

- Air Quality (Air Quality Standards Violation, Exposure of Sensitive Resources, and Cumulative Air Quality Impacts);
- Greenhouse Gas Emissions (Increase in GHG and Cumulative Impacts);
- Noise (Noise Standard Violation and Cumulative Impacts); and
- Transportation/Traffic (Circulation System Performance and Cumulative Impacts).

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

The environmental effects related to the implementation of the General Plan Update are discussed in Sections 4.1 through 4.17 of this EIR. Future development that would be allowed by the General Plan Update and public and infrastructure projects in the City would require the long-term commitment of natural resources. Implementation of the project would require the long-term commitment of natural resources and land. Development over time would result in the commitment of land resources for residential, commercial, mixed-use, office, industrial, and transportation uses, as well as new and upgraded utilities.

Over the long term, new development would require the commitment and reduction of nonrenewable and slowly renewable resources, including petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures) and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, roadways, and infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by long-term implementation of the General Plan (e.g., air quality through the combustion of fossil fuels and production of greenhouse gases, and water supply through the increased potable water demands for drinking, cooking, cleaning, landscaping, and general maintenance needs).

6.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed 2010 General Plan Update could foster economic or population growth or the construction of additional development, either directly or indirectly, in the surrounding environment. To address this issue, potential growth-inducing effects are examined through analysis of the following questions:

1. Would this project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development)?
2. Would this project result in the need to expand one or more public services to maintain desired levels of service?
3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

It should be noted that growth-inducing effects are not necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment beyond the direct consequences of implementing the proposed 2010 General Plan Update.

1. Would the project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)?

As discussed in Section 3.0, Project Description, and Section 4.16, Utilities and Service Systems, the proposed 2010 General Plan Update would involve buildout of the City of Arcadia. Since the City is largely developed with urban and suburban land uses, the roadway and utility infrastructure systems are largely in place and would not require extension to serve future development pursuant to the 2010 General Plan Update. Extension of sewer lines would provide sewer service to future development at the northern end of the City. However, this extension would not serve other nearby areas that may be induced to develop. No growth-inducing impact related to the extension of infrastructure is expected with the 2010 General Plan Update.

As discussed in Section 3.0, the Land Use Policy Map that is proposed as part of the 2010 General Plan Update includes changes in existing land use designations within several areas of the City, with the broad goal of promoting investment in these areas. However, the majority of existing land uses in the City would be preserved, and no new development is expected in these

other areas. Instead, the proposed General Plan Update seeks to induce growth in the City by encouraging future development within focus areas deemed appropriate for additional density. The impacts associated with the future development of vacant lots and the recycling of existing properties to higher intensity or different land uses is analyzed in Section 4.0 of this EIR. As summarized above, significant adverse impacts would be avoided or reduced through compliance with the goals, policies and implementation actions in the proposed General Plan Update; the standard conditions (SCs); and required mitigation measures (MMs). Significant unavoidable adverse impacts would remain on Air Quality, Noise, Traffic, and Greenhouse Gas Emissions.

The 2010 General Plan Update does not propose any changes to existing land use designations within the Sphere of Influence (SOI); however, the existing designations could eventually lead to the redevelopment of some areas to different land uses or higher densities. The General Plan Update does not change the development potential of its SOI. Additionally, no change in development potential is proposed at the northern end of the City, Santa Anita Park, Westfield Regional Mall, and the majority of the City's residential neighborhoods. The General Plan Update is not expected to induce development in areas outside the City and its SOI since the City, through the Arcadia General Plan, has no jurisdiction over these adjacent areas.

2. Would the project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in Section 4.13, Public Services, increased demand for public services would occur with future development pursuant to the General Plan Update. The Arcadia Fire Department has indicated that new personnel are needed to serve demand for fire protection services at buildout of the City. The Arcadia Police Department has indicated that additional sworn and non-sworn officers are needed to serve future development. The General Plan Update includes implementation actions to review fire and police protection services regularly and the development of a Multi-Department Training Facility for the needs of the Fire, Police, and Public Works Departments.

The AUSD has indicated that it will need to prepare a detailed analysis for school facility needs as development occurs in the City. The Arcadia Library has indicated that as the City approaches buildout, they expect that a close examination of library space with regard to service delivery methods would need to be undertaken. Demand for parks would be met by park development with future residential development and City projects to meet existing demands. The impacts of public and infrastructure projects that would be needed to serve the City at buildout are analyzed in this EIR.

Since no specific development project would accompany the General Plan Update, and future development would occur according to property owner discretion, increased demand for public services would not immediately require expansion of existing service levels. The General Plan Update contains goals and policies that call for the provision of adequate public services to existing and future developments in the City. It also includes implementation actions to reduce demand for public services. Thus, City services would serve demand, rather than induce growth.

Future needs to expand public services through additional equipment and personnel would not have a direct environmental impact. No new fire stations, police stations, schools, libraries, or other public facilities are proposed as part of the General Plan Update. However, a Multi-Department Training Facility is proposed, which has been considered as a public project in

the City that is analyzed in this EIR. The General Plan Update would not have significant growth-inducing consequences with respect to public services.

3. *Would the project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?*

The General Plan Update includes an Economic Development Element that seeks to maintain the economic stability of the City through the retention of existing businesses; attraction of businesses and economic opportunities; revitalization of downtown; and recycling of existing uses within specific areas of the City. The goals and policies of this Element will not directly result in economic effects or lead to economic activities that may affect the environment. Rather, it is through future development that would occur under the General Plan Update and public and infrastructure projects in the City that the goals of the Economic Development Element for Downtown revitalization, redevelopment, business retention, and new business development would be realized. The policies would serve as guidance in the City's decision-making process and daily operations, but would not include activities that may significantly affect the environment. The implementation actions related to Economic Development are City-sponsored activities to attract businesses, explore the creation of a Downtown business improvement district, update the economic analyses, hold marketing events, coordinate with the development community, and partner with stakeholders that would not have any direct environmental impacts. The impacts of redevelopment activities are addressed as part of public and infrastructure projects in the City.

The indirect effects associated with future development include the creation of short-term construction jobs and long-term jobs and the increase in the resident population of the City. These would generate additional demands for commercial goods and services in the project area, which would present business opportunities for new shopping, entertainment, employment, home improvement, maintenance, and other non-residential developments. This would, in turn, encourage new businesses and/or the expansion of existing businesses that address these economic needs. The proposed Land Use Policy Map in the General Plan Update would accommodate commercial and industrial developments to meet this demand. The analysis in this EIR includes the potential environmental impacts of non-residential development that may occur under the proposed Land Use Policy Map.

Existing and future commercial and industrial uses near the City are also expected to meet the demand for goods and services generated by future residents and employees in the City. These developments would be subject to review and approval by the city or county with jurisdiction over the site, and would include the necessary environmental clearance in accordance with the CEQA. Environmental review for individual projects would avoid or reduce potentially significant adverse impacts that may occur, in accordance with CEQA. Public utility and service providers would also need to determine if the additional growth associated with individual projects can be accommodated by existing or planned infrastructure improvements and public services and utility agencies' capabilities to provide services. This review and approval of individual developments by public agencies and service providers would allow the provision of adequate services and infrastructure to serve future developments and that no land use conflicts are created. Mitigation measures, standard conditions, and conditions of approval imposed on development projects in the area are expected to avoid or reduce environmental impacts, which may be indirectly attributed to the General Plan Update or future development pursuant to the General Plan Update and public and infrastructure projects in the City. Thus, the growth-inducing impacts of the General Plan Update are not expected to result in significant adverse effects on the environment.

4. *Would approval of the project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?*

As discussed earlier, the proposed Land Use Policy Map includes changes in existing land use designations within focus areas of the City, promoting the transition of these areas to higher density residential uses and/or mixed-use developments. Thus, the proposed General Plan Update seeks to induce growth by encouraging new development within specific areas deemed appropriate for more diverse and/or dense development .

Changes to the City's Zoning Regulations are proposed to accommodate the development allowed under the proposed Land Use Policy Map through consistent land use and zoning designations. However, like the General Plan Update, the change would not be accompanied by a specific development proposal or construction activity that may result in environmental impacts.

While a number of policies in the General Plan Update call for revisions or additional regulations, these regulations are expected to reduce the environmental impacts of future development or to meet the demands and needs for adequate housing, infrastructure, and public services at buildout of the City. Mitigation measures have been identified in Section 4.0 to provide for the impacts of future development pursuant to the General Plan Update and public and infrastructure projects in the City to be reduced or avoided after compliance with the standard conditions.

The environmental impacts of future development pursuant to the General Plan Update have been analyzed in this EIR, but individual projects would be required to undergo environmental review pursuant to CEQA. Therefore, although the General Plan Update may have growth-inducing impacts, the goals, policies, and implementation actions in the General Plan Update; the standard conditions; and mitigation measures have been included in this EIR to reduce environmental impacts to less than significant levels. Also, subsequent environmental review would further refine the analysis of potential environmental impacts and mitigation measures needed for individual developments and prevent significant adverse impacts on the environment from future development and public infrastructure projects.