

## SECTION 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT LOCATION

The City of Arcadia (City) is located in central Los Angeles County in the northwestern portion of the San Gabriel Valley. The City sits at the foot of the San Gabriel Mountains and touches the San Gabriel River at its southeastern boundary. Surrounding the City of Arcadia are the City of Monrovia to the east and northeast, the Angeles National Forest and the City of Sierra Madre to the north, the City of Pasadena to the northwest, unincorporated County land to the west, the City of Temple City to the southwest, and unincorporated County land to the southeast. Regional access to Arcadia is provided by the I-210 Freeway, which runs through the northern section of the City in an east-west direction. Near the City's southeastern edge, east of the San Gabriel River, is the San Gabriel River Freeway (I-605). The regional location of the City is shown in Exhibit 2-1 in Section 2.0, Environmental Setting.

### 3.2 PROJECT BACKGROUND

The City of Arcadia is a charter city<sup>1</sup>, incorporated in 1903, with its first General Plan adopted in 1972. The *Arcadia General Plan* has since been amended over the years; the current General Plan was last updated and adopted by the City in 1996, with the Housing Element last updated in 2001 to address the City's future housing needs for the 1998 to 2005 planning period. The currently adopted General Plan includes the following chapters:

- Community Development (addressing Land Use and Housing issues);
- Municipal Facilities and Services (addressing Circulation and Open Space issues);
- Environmental Management (addressing Conservation issues);
- Environmental Hazards (addressing Noise and Public Safety issues); and
- Implementation and Monitoring Program (identifies actions to implement General Plan goals, approaches, and strategies).

In 2004, the unincorporated area west of Rosemead Boulevard, between Colorado Boulevard and Huntington Drive, was removed from the City's Sphere of Influence (SOI). This area is currently designated for Single-Family Residential uses, with a small Commercial area at the intersection of Rosemead Boulevard and Huntington Drive, and is not included in the City's proposed General Plan Update.

The 2010 General Plan Update presents an opportunity to re-evaluate the City's values; address broader issues; and respond to the changing economic, environmental, legal, and social settings. The General Plan Update is expected to better articulate the City's vision for ultimate development.

#### 3.2.1 PLANNING PROCESS

The General Plan Update process began in the summer of 2008, when the City's Planning Division and its consultants conducted interviews with members of the City Council, the Planning Commission, and representatives of various community organizations to identify issues of concern to policy makers, residents, and the business community. Community

<sup>1</sup> A city that has adopted a charter avails itself of the full power provided by the California Constitution, and any city ordinance that regulates a municipal affair will supersede State law.

workshops featuring numerous educational, informational, and interactive General Plan events that allowed the community to learn about existing and proposed development projects; redevelopment efforts; and traffic, housing, and conservation issues were held between May 2008 and August 2009. These included a workshop at the Police Department's Open House and Safety Fair, a Downtown Workshop at the Arcadia Women's Club, and presentations at the Asian Business Night, Government Affairs Forum, and Business Expo at Westfield. These events have provided valuable input into the General Plan Update process.

A General Plan Advisory Committee (GPAC), which consisted of representatives from the community, was formed to assist in the updating of the General Plan. The GPAC was comprised of 13 people representing various City Commissions, major stakeholder groups, and residents. At GPAC meetings, participants discussed City issues and concerns, and developed goals, objectives, and policies for the revised General Plan. The GPAC also recommended to the Planning Commission a proposed Land Use Policy Map. Public input was solicited throughout the planning process. Information about the General Plan Update and opportunities for input were provided via the City newsletter, Arcadia Community Television, [www.ArcadiaGeneralPlan.com](http://www.ArcadiaGeneralPlan.com), and Arcadia's Monthly Hot Sheet (the water bill insert).

Study sessions before the Planning Commission and City Council further refined the vision, recommendations, and contents of the General Plan Update. Based on the collective goals and needs of residents, business owners, stakeholders, community groups, City staff and leaders, the proposed General Plan Update has been guided by the following principles:

- **Balanced Growth and Development:** The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.
- **Connectivity:** Arcadia has a balanced, integrated, multi-modal circulation system—which includes streets, sidewalks, bikeways, and trails—that is efficient and safe, and that connects neighborhoods to jobs, shopping, services, parks, and open space areas.
- **Neighborhood Character:** Arcadia's single-family and multi-family residential neighborhoods have given the City its identity as a "Community of Homes". The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.
- **Schools:** Our schools are a valuable community asset. The quality of the schools draw people to our City. We remain committed to working with the school district to achieve mutually beneficial goals.
- **Cultural Diversity:** We embrace and celebrate the cultural diversity of Arcadia. Our lives are enriched by the many cultures that contribute their arts, food, values, and customs to our community. We promote activities and programs that strengthen these community bonds.
- **Environmental Sustainability:** We are committed to environmental sustainability, which means meeting the needs of the present while conserving the ability of future generations to do the same. We take actions that work toward achieving regional environmental quality goals. Arcadia leads the way to a healthy environment by providing local government support, encouraging partnerships, and fostering innovation in sustainable principles.

- **City Services:** The high quality services the City provides are a source of civic pride and bring us together as a community. We adjust service needs in response to demographic changes, and we take actions to provide funding to support these services.
- **Changing Housing Needs:** The City encourages the retention, rehabilitation, and development of diverse housing that meets people's needs in all stages of their lives.
- **Economic Health:** A healthy economy requires a diversified employment and fiscal base. Our priority is to create a resilient and thriving local economy, accessible to local residents and responsive to local needs, with a balance of regional-serving businesses that attract additional regional income. We are business friendly.
- **Preservation of Special Assets:** Arcadia's quality of life is enhanced by special places and features such as Santa Anita Park, the Los Angeles County Arboretum and Botanical Garden, a vibrant Downtown, the urban forest, attractive streetscapes, diverse parks, historic buildings and places, and nearby views of the mountains. These assets are preserved and enhanced so they continue to contribute to our City's character.

In addition, the GPAC and the community identified the following key objectives to be pursued through the General Plan goals and policies: (1) preservation of single-family residential neighborhoods; (2) creation of a mixed-use district in Downtown Arcadia to complement the Gold Line light rail station; (3) revitalization of Live Oak Avenue as place for both businesses and residences; (4) anticipation of new uses on a portion or all of the Santa Anita Park (racetrack) property over the long term, and requirement that any replacement uses create an outstanding, distinct, and world-renowned place comparable to the racetrack; (5) establishment of a linked system of bicycle travel ways throughout the City; (6) placement of increased emphasis on sustainable development practices and use of natural resources; (7) maintenance of high levels of public services and community safety that residents appreciate; and (8) celebration of Arcadia's diversity and culture.

### **3.3 PROPOSED GENERAL PLAN UPDATE**

A General Plan is a regulatory document established by a city or county to provide a guide for the future physical, economic, social, and environmental well-being of the city or county. It generally consists of goals, policies, and programs that would achieve the community's vision for its future. As required by *California Government Code Section 65300*, the City of Arcadia has an approved General Plan. State law does not require a General Plan to be updated in regularly scheduled intervals, except for the Housing Element, which must be updated every five to six years. However, a General Plan needs to be updated if it is to reflect community values and priorities as they change over time. The General Plan serves as the basis for all City actions and development approvals.

The comprehensive Arcadia General Plan Update is being undertaken by the City at this time to strengthen its commitment to protecting the characteristics that make Arcadia a desirable place to live; gaining a new understanding of community goals; addressing continued growth pressures in the San Gabriel Valley and the demand for more diverse mobility and housing choices; and responding to evolving regional issues.

#### **3.3.1 GENERAL PLAN ELEMENTS**

The proposed 2010 General Plan Update reflects the community's desire to maintain the City as a desirable place for housing and business, while accommodating focused changes, where

appropriate and needed. In response to the City's needs, the General Plan Update consists of the following elements:

- **Land Use and Community Design Element:** This Element defines the distribution, intensity, character, and form of development. Policies emphasize preservation and enhancement of those features that distinguish Arcadia, and define focused efforts to be pursued to revitalize Downtown and Live Oak Avenue. This Element includes the Land Use Policy Map that identifies the distribution of permitted land uses and development intensity throughout the City and its SOI.
- **Economic Development Element:** This Element was developed to maintain the economic stability of the City as an important component of its future viability. This Element addresses economic development, redevelopment, and the importance of fiscal balance between revenue generation and the provision of fundamental public services.
- **Circulation and Infrastructure Element:** This Element addresses the transportation network that allows people to move in and through Arcadia, and the utilities infrastructure that provides necessary urban services to residences, business, and institutions. This Element includes the Circulation Plan that would meet the transportation and circulation needs of existing and future developments in the City, as allowed by the Land Use Policy Map.
- **Housing Element:** The Housing Element addresses issues, goals, and policies related to the provision of housing opportunities for people of all needs and income levels. This Element meets State mandates and includes policies and programs for providing adequate sites to achieve a variety of housing types; preserving and improving housing and neighborhoods; assisting in the provision of affordable housing; removing governmental constraints to housing development; and promoting fair and equal access to housing.
- **Resource Sustainability Element:** This Element considers the effects of land use and development on natural resources, and specifically addresses air quality, water quality and water resource conservation, energy conservation, waste management and recycling, mineral resources, and the management of hillside areas. This Element establishes policies that will help this generation of Arcadians use resources in a manner that protects and even enhances them for future residents.
- **Parks, Recreation, and Community Resources Element:** This Element addresses open space lands used for active recreation (parks) and enjoyment of nature; recreation programs; and the broad range of community, cultural, and educational resources and services in Arcadia. It emphasizes the City's strong commitment to providing the highest quality and variety of recreational, cultural, educational, and social service programs to meet residents' needs. Given the City's long-standing policy of providing quality community services, this Element broadly defines Arcadia's resources to include parks and open space, maintenance of the urban forest, recreation and community services facilities and programs, educational resources, cultural resources and preservation, and a plan for a healthy community.
- **Safety Element:** This Element is concerned with the identification and avoidance or mitigation of hazards present in the environment that may adversely affect property and lives. The goals and policies in this Element are shaped around three approaches that are integral to Arcadia's plan for a safe community: (1) avoiding hazards and threats

through careful planning; (2) being prepared to respond to any and all crisis situations to minimize and injury or loss; and (3) educating the public about best safety practices so that the community does its part to improve public safety.

- **Noise Element:** This Element identifies significant sources of noise in Arcadia and establishes goals and policies to protect people from excessive noise exposure. It acknowledges that excessive noise levels can affect physical health, property values, and economic productivity, and that the control of noise is therefore an essential component of creating a safe, compatible, and productive environment in Arcadia.
- **Implementation Plan:** This section of the General Plan Update lists the implementation actions that will be undertaken by the City to implement General Plan goals and policies. Each Implementation Action is briefly described, along with the responsible agency, funding source, time frame for implementation, the policies that it implements, and if the action has a sustainability focus.

Each Element of the General Plan Update contains goals, which are broad statements of the City's desired purpose or direction. Each goal is followed by more definitive policy statements. The policies provide guidance to the City Council, Planning Commission, other City commissions and boards, and City staff in their review of development proposals and during the decision-making process.

The main goals of the *Arcadia General Plan* include land use compatibility (Land Use and Community Design Element), adequate housing provision (Housing Element), environmental protection (Resource Sustainability Element), parks and open space provision (Parks, Recreation, and Community Resources Element), hazard prevention (Noise and Safety Elements), adequate infrastructure systems (Circulation and Infrastructure Element), and economic stability (Economic Development Element). These are also CEQA's inherent goals for the avoidance and reduction of potential adverse environmental impacts. Thus, many of the General Plan's goals and policies could serve as mitigation for the impacts that may occur with future development in the City.

Policies that support each goal provide guidance for the City's ongoing operations, daily actions, decision-making activities, maintenance activities, regulation enforcement, monitoring, services provision, and other governmental activities, but will not lead to development activities by themselves. As such, these General Plan goals and policies are not expected to lead to environmental impacts but are expected to indirectly avoid or reduce impacts

In addition, the General Plan Update contains a number of plans that will implement the General Plan's goals and policies. These include the Land Use Policy Map, Circulation Plan, and Implementation Plan. The discussion of each Element below includes a Table that sets forth the goals for that Element.

## **Land Use and Community Design Element**

### ***Land Use Plan and Designations***

The Land Use Plan is responsive to the community's desire to maintain Arcadia's long-established land use patterns and identity as a community of homes, preserve the attractiveness of the City's neighborhoods and districts, maintain a sound economic base, and enhance the pedestrian environment. The Land Use Policy Map graphically represents the distribution of permitted land uses and the allowable density/intensity of development for each land use designation.

A number of changes to the names and development density/intensity of the current land use designations (in the adopted General Plan) are proposed as part of the General Plan Update. Table 3-1 compares the existing and proposed land use designations and allowable densities/intensities for each designation.

**TABLE 3-1**  
**EXISTING AND PROPOSED LAND USE DESIGNATIONS**

Existing Land Use Designation	Allowable Density/Intensity	Proposed Land Use Designation	Allowable Density/Intensity
<b>Residential Designations</b>			
Single Family 2	up to 2 du/acre	Residential Estates	up to 2 du/acre
Single Family 4	up to 4 du/acre	Very Low Density Residential	up to 4 du/acre
Single Family 6	up to 6 du/acre	Low Density Residential	up to 6 du/acre
Multiple Family 12	up to 12 du/acre	Medium Density Residential	6.1 to 12 du/acre
Multiple Family 24	up to 24 du/acre <sup>a</sup>	High Density Residential	12.1 to 30 du/acre
<b>Non-Residential Designations</b>			
Commercial	FAR 0.5 <sup>b</sup>	Commercial Regional Commercial	FAR 0.5 <sup>d</sup> FAR 0.5
Mixed-Use: Commercial/Multiple Family	FAR 0.4, up to 24 du/acre <sup>c</sup>	Mixed-Use Downtown Mixed-Use	FAR 1.0 and 22 to 30 du/acre FAR 1.0 and 30 to 50 du/acre
Horse Racing	Existing seating and infield capacity	Horse Racing	N/A
Mixed-Use: Commercial/Industrial Industrial	FAR 0.3 FAR 0.45	Commercial/Light Industrial Industrial	FAR 0.5 FAR 0.5
Public Facilities	FAR 1.0	Public/Institutional Open Space – Outdoor Recreation Open Space – Resource Protection	Set by Zoning N/A N/A
FAR: Floor-Area Ratio; du: dwelling unit			
<sup>a</sup> Allows up to 24 du/acre with affordable housing and 30 du/acre for senior housing			
<sup>b</sup> Allows FAR 0.4 for Santa Anita Mall and FAR 0.3 for Racetrack's southern parking lot			
<sup>c</sup> Allows up to 30 du/acre for senior housing			
<sup>d</sup> Allows FAR 0.30 for Santa Anita Park and FAR 1.0 for areas with a Downtown Overlay (along Colorado Place, Huntington Drive, and Santa Anita Avenue)			
Sources: Arcadia 1996 and Hogle-Ireland 2010.			

As shown in Table 3-1, changes to the names of the residential land use designations are proposed, although allowable densities remain the same for the first four designations. These designations are found in the City's residential areas where, for the most part, no new development is expected and existing developments would be preserved. The only residential designation to allow for increased density is the "Multi-Family 24", which changes into the "High Density Residential" and would be accompanied by an increase in the maximum allowable density from 24 units per acre to 30 units per acre.

The "Commercial" designation is proposed to distinguish the Santa Anita Westfield Mall (Mall) as "Regional Commercial". The maximum intensity allowed for the mall remains the same, with a nominal increase in floor-area ratio (FAR) from 0.4 to 0.5. Allowable development intensity for Santa Anita Park (the racetrack) remains the same, with an FAR of 0.3 allowed for the Commercial portion of Santa Anita Park and no applicable FAR for the Horse Racing portion of Santa Anita Park.

The “Mixed-Use: Commercial/Multiple Family” designation is renamed “Mixed-Use”, along with an increase in maximum intensity/density to FAR 1.0 for commercial uses and a maximum density of 30 units per acre for residential uses. A “Downtown Mixed-Use” designation is proposed, which would allow a maximum intensity/density of FAR 1.0 for commercial uses and a maximum density of 50 units per acre for residential uses.

The “Mixed-Use Commercial/Industrial” designation is changed to “Commercial/Light Industrial” and has an increase in allowable maximum intensity from FAR 0.3 to 0.5. The “Industrial” designation has an increase in allowable maximum intensity from FAR 0.45 to 0.5.

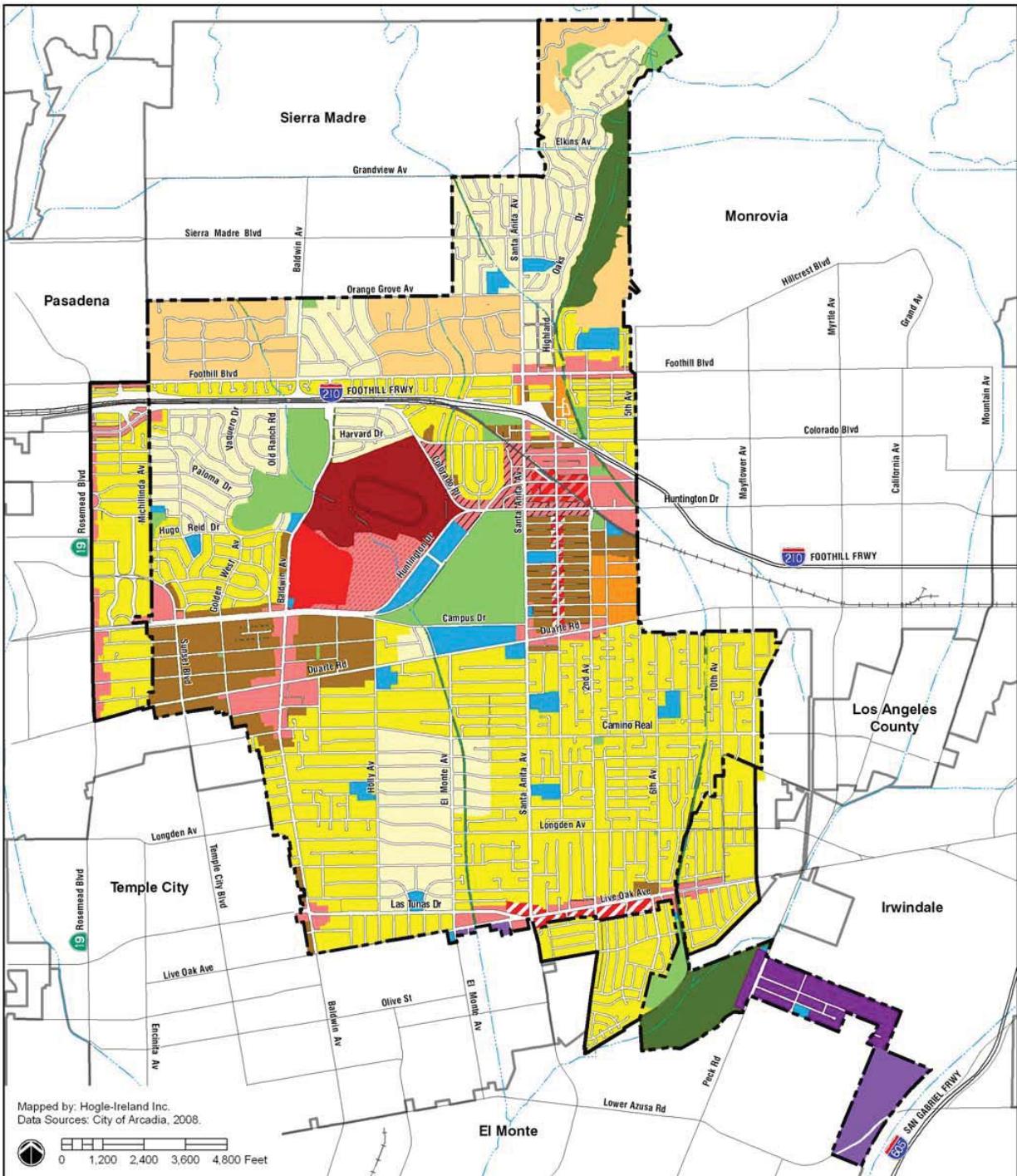
The “Public Facilities” designation is broken down into three separate designations: “Public/Institutional”, “Open Space – Outdoor Recreation”, and “Open Space – Resource Protection”, with development allowed only in the “Public Facilities” designation at intensities allowed by the City’s zoning regulations.

In addition to the changes to the land use designations and development densities/intensities, the proposed Land Use Policy Map also changes the distribution of planned land uses in the City. Exhibit 3-1, Proposed Land Use Policy Map, shows the proposed land use designations in the City and its SOI. Table 3-2 provides a breakdown of the proposed land use designations by acres.

**TABLE 3-2**  
**PROPOSED LAND USE POLICY DISTRIBUTION**

Land Use	Anticipated Density/Intensity	Acres in City and SOI	Percent of Total Acres
Residential Estates	up to 2 du/acre	545.21	6.89
Very Low Density	up to 4 du/acre	1038.13	13.11
Low Density	up to 6 du/acre	2477.97	31.30
Medium Density	6.1 to 12 du/acre	63.32	0.80
High Density	12.1 to 30 du/acre	431.86	5.46
Commercial (includes a portion of Santa Anita Park)	FAR 0.3	384.44	4.86
Commercial (Santa Anita Avenue, Huntington Drive, Colorado Place)	FAR 1.0	61.27	0.77
Regional Commercial	FAR 0.5	80.63	1.02
Horse Racing	N/A	219.00	2.77
Mixed-Use	FAR 1.0 and 22 to 30 du/acre	45.08	0.57
Downtown Mixed-Use	FAR 1.0 and 30 to 50 du/acre	23.85	0.30
Commercial/Light Industrial	FAR 0.5	97.02	1.23
Industrial	FAR 0.5	104.44	1.32
Public/Institutional	Set by zoning	185.82	2.35
Open Space – Outdoor Recreation	N/A	511.40	6.46
Open Space – Resources Protection	N/A	164.42	2.08
Roadways and Freeways	N/A	1456.00	18.39
Other (ROW, Wash, SCRRRA, etc.)	N/A	26.12	0.33
<b>Total</b>	<b>N/A</b>	<b>7,915.98</b>	<b>100.00</b>

ROW: right-of-way; SCRRRA: Southern California Regional Rail Authority; FAR: floor-area ratio; du/acre: dwelling units per acre  
Source: Hogle-Ireland 2010.



#### Land Use Designations

Residential Estate (up to 2 du/ac)
Very Low Density Residential (2-4 du/ac)
Low Density Residential (4-6 du/ac)
Medium Density Residential (6-12 du/ac)
High Density Residential (12-30 du/ac)
Commercial (0.5 FAR)
Regional Commercial (0.5 FAR)
Horse Racing
Mixed Use (22-30 du/ac & 1.0 FAR)
Downtown Mixed Use (30-50 du/ac & 1.0 FAR)

Commercial/Light Industrial (0.5 FAR)
Industrial (0.45 FAR)
Public/Institutional
Open Space - Outdoor Recreation
Open Space - Resources Protection
Rail Right-of-Way
Downtown Overlay (1.0 FAR)
Santa Anita Commercial (0.3 FAR)

#### Mixed Use Notes:

- Mixed Use FAR is for non-residential uses.
- Mixed Use designations requires the inclusion of a ground-floor, street frontage commercial component for all projects. Commercial uses are allowed. Stand alone residential uses are not allowed.

Source: Hogle-Ireland, Inc. 2010

## Proposed Land Use Policy Map

Arcadia General Plan Update



## Exhibit 3-1

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## ***Land Use Focus Areas***

One of the primary goals of the General Plan Update is to provide the necessary opportunities for the City to grow economically while preserving the quality and character of the single-family residential neighborhoods. Recognizing the stability of the City, the General Plan Update focuses on specific areas where change is desired to diversify housing and businesses, and to take advantage of benefits brought by the Gold Line Station at Santa Clara Street and First Avenue. Considering that the majority of the City is developed and the majority of land uses are unlikely to experience a significant change in land use type or development intensity over the life of the General Plan (through the year 2035), transition of use is expected to occur within focus areas.

Exhibit 3-2, Land Use Focus Areas, shows the location of focus areas that the City has determined are appropriate to support limited infill growth and land use transition over the long term. These focus areas are: Downtown Arcadia, First Avenue and Duarte Road, Live Oak Avenue, Lower Azusa Road Reclamation Area, Baldwin Avenue and Duarte Road, and Santa Anita Park. Exhibit 3-3, Housing Development Potential, shows the areas where future residential development and transition are anticipated. These focus areas are discussed below.

### **Downtown Arcadia**

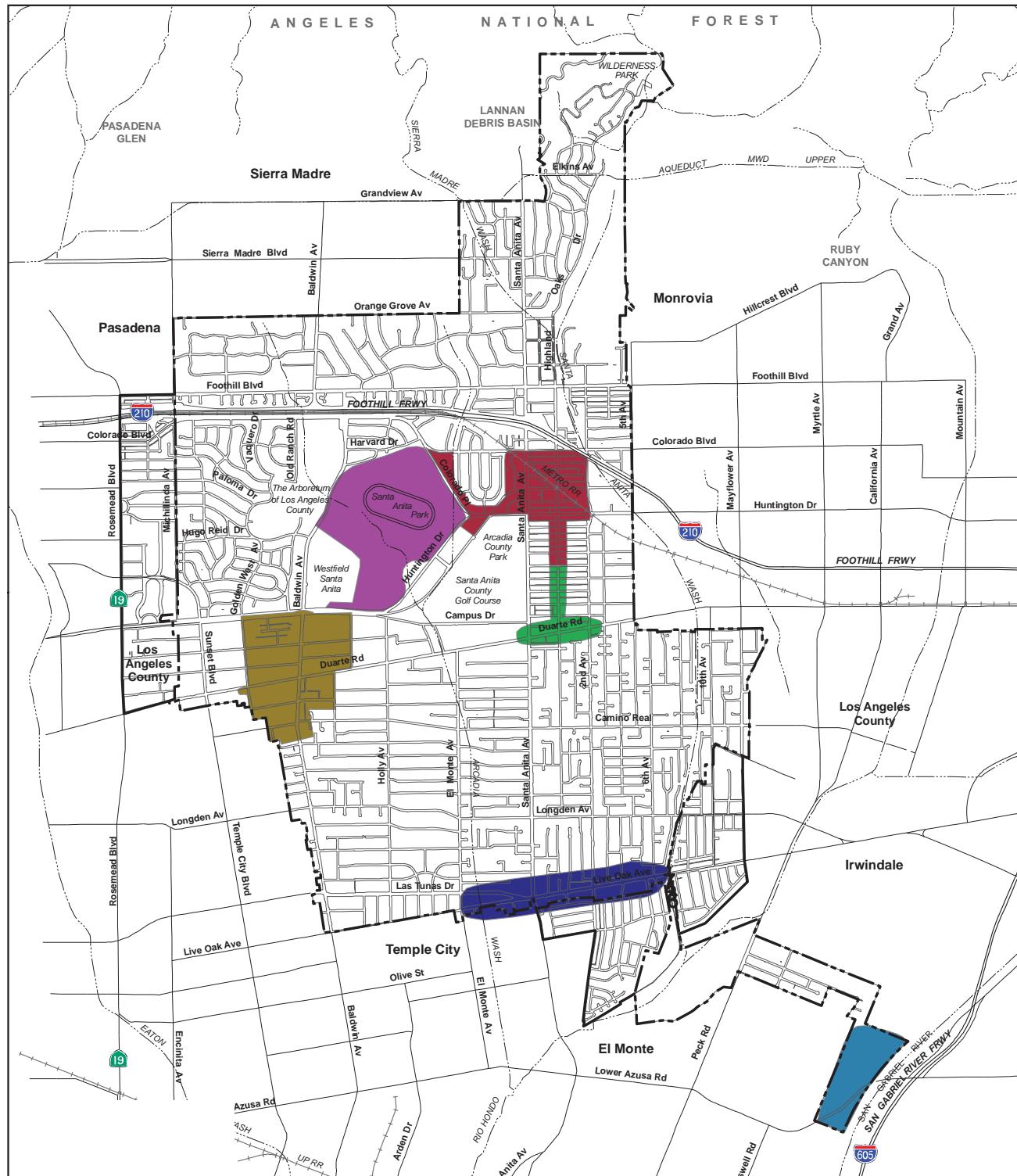
As depicted in Exhibit 3-4, Downtown Arcadia, this focus area includes approximately 126 acres generally located on either side of First Avenue, as well as commercial parcels northeast of Colorado Place. The rail line that runs through this area would be used as part of the Metro Gold Line extension, with the Arcadia Station planned at the southeastern corner of First Avenue and Santa Clara Avenue and a parking structure at the northwestern corner. The City envisions the Arcadia Station as a destination for commuters and visitors and a catalyst for transit-oriented development in the surrounding area.

The proposed Downtown Mixed-Use land use designation is expected to promote mixed-use developments around the Arcadia Station, consisting of projects with ground-floor retail and commercial services, and up to three additional stories of residential use. Alternatively, individual projects may consist of combined retail/office or stand-alone office buildings. Properties along First Avenue (south of Huntington Drive to Diamond Street) are designated Mixed-Use to allow residential-commercial mixed uses or stand-alone, street-fronting commercial uses. The rest of the area is planned for Commercial uses, except for the existing High Density Residential development on Colorado Boulevard and the existing Public use on Diamond Street.

This focus area is expected to accommodate up to 525 dwelling units (du) and 3.12 million square feet (sf) of non-residential development. Accounting for the existing development in this area, an approximate increase of 475 du and 1.48 million sf of additional commercial development could occur within Downtown.

### **First Avenue and Duarte Road**

As depicted in Exhibit 3-5, First Avenue and Duarte Road, this focus area includes approximately 25 acres on First Avenue north of Duarte Road that has been designated for mixed-use development under the current General Plan. The updated Mixed-Use designation for this area would allow for higher density residential development (up to 30 units per acre) and more intense commercial or mixed-use development (FAR 1.0). First Avenue is envisioned as a



#### Land Use Focus Areas

- Downtown Arcadia
- First Avenue and Duarte Road
- Live Oak Avenue
- Lower Azusa Road Reclamation Area
- Baldwin Avenue and Duarte Road
- Santa Anita Park

Legend:

- City Boundary
- Sphere of Influence
- Freeway
- Railroad
- Major Road
- Water Feature

Source: Arcadia, GIS 2008.

0 2,000 4,000 FT

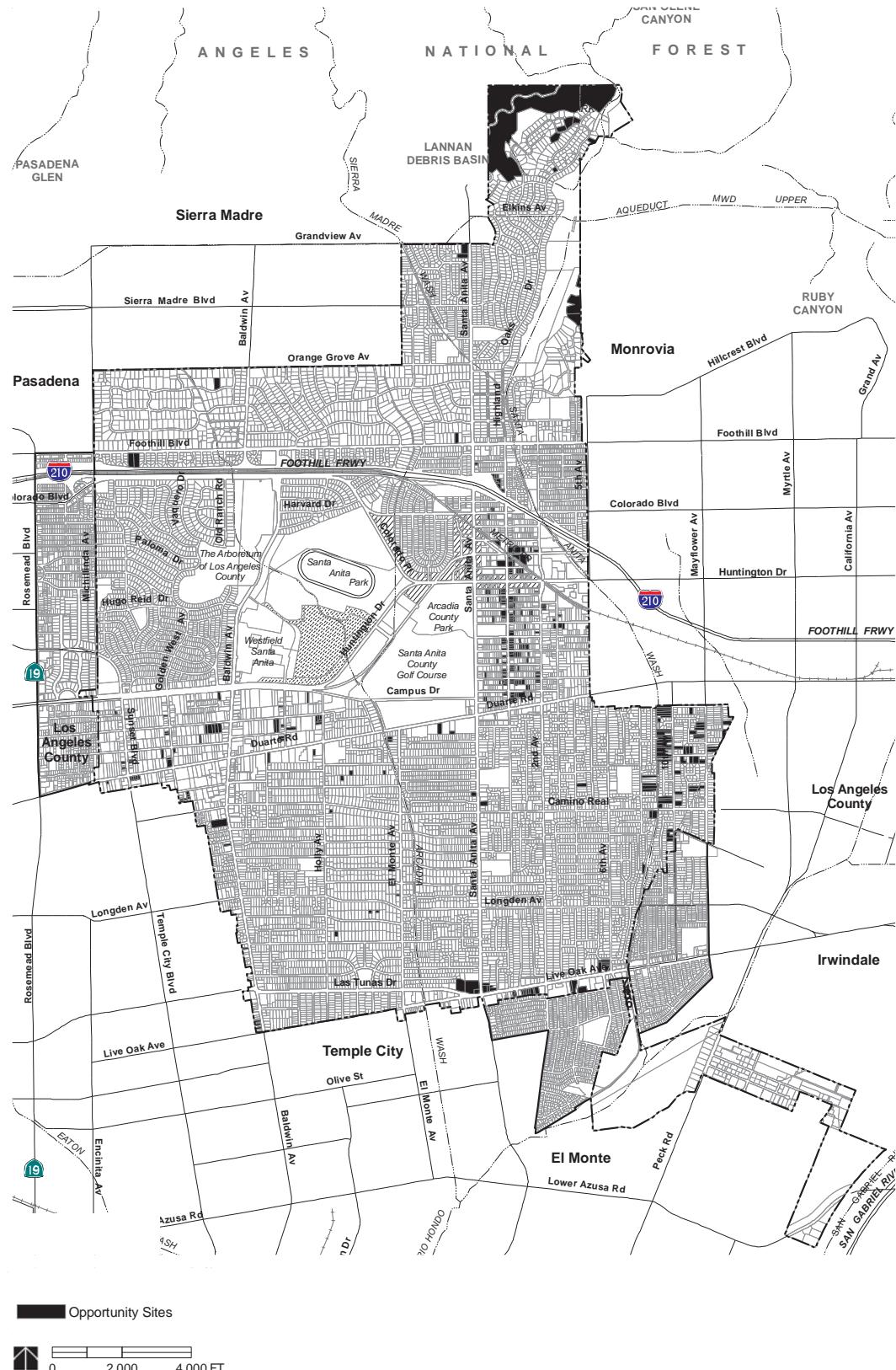
Source: Hogle-Ireland, Inc. 2010

## Land Use Focus Areas

Arcadia General Plan Update



Exhibit 3-2



Source: Arcadia, GIS 2008.

Source: Hogle-Ireland, Inc. 2010

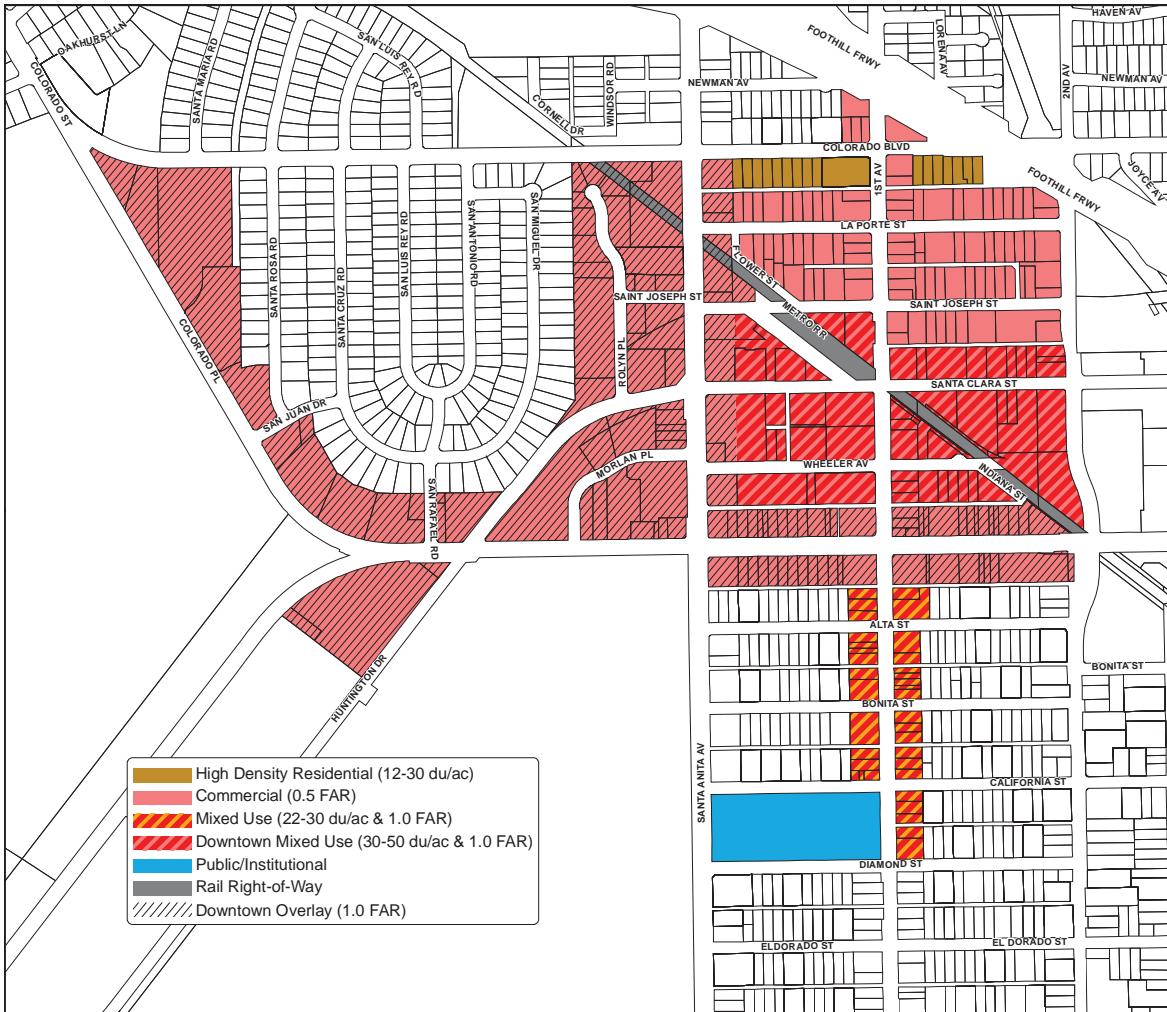
## Housing Development Potential

Arcadia General Plan Update



Exhibit 3-3

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## Downtown Arcadia

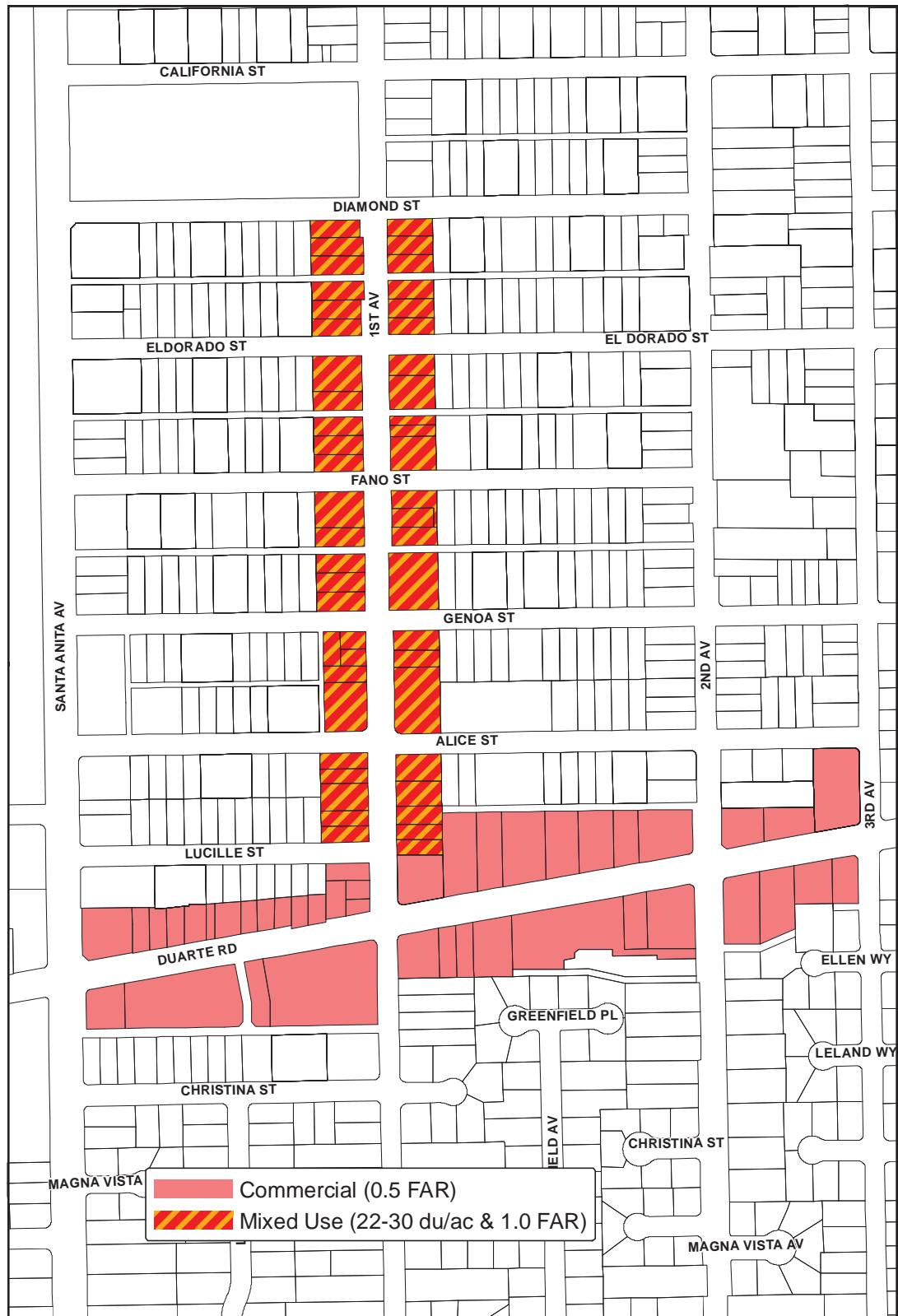
## *Arcadia General Plan Update*



Source: Hogle-Ireland, Inc. 2010

## Exhibit 3-4

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## First Avenue/Duarte Road

Arcadia General Plan Update



Source: Hogle-Ireland, Inc. 2010

Exhibit 3-5

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mixed-use street that would complement the surrounding residential properties. Duarte Road is envisioned as a neighborhood-serving commercial node with uses that require additional traffic presence.

This focus area is expected to accommodate an increase of 68 du and 129,300 sf of commercial floor area along First Avenue and Duarte Road.

#### Live Oak Avenue

As depicted in Exhibit 3-6, Live Oak Avenue, this focus area includes approximately 67 acres on both sides of an approximate 1-mile segment of Live Oak Avenue from El Monte Avenue to the Sierra Madre Wash. This focus area has historically supported a mix of low-intensity, marginal commercial and industrial uses and multi-family developments. With the proposed Mixed-Use designation, the focus area is anticipated to transition to a more diverse mix of retail and service commercial uses, and with new residential uses in the mixed-use developments. Existing light industrial, multi-family developments and low-rise office uses are expected to remain.

This area is expected to accommodate an increase of 317 du and 215,953 sf of commercial floor area along Live Oak Avenue.

#### Lower Azusa Road Reclamation Area

As depicted in Exhibit 3-7, the Lower Azusa Road Reclamation Area, this focus area includes approximately 92 acres of land that includes a former quarry site currently under reclamation (i.e., being filled with inert materials, such as concrete, asphalt and dirt, as part of its reclamation plan). When reclamation is completed, this property would provide future opportunities for redevelopment. The proposed Commercial/Light Industrial land use designation would expand opportunities for light industrial business activity in the southern section of Arcadia, with supporting large-scale, regional retail uses that would take advantage of the site's size and freeway accessibility.

This area is expected to accommodate an additional 321,595 sf of non-residential commercial floor area.

#### Baldwin Avenue and Duarte Road

As depicted in Exhibit 3-8, Baldwin Avenue and Duarte Road, this focus area includes the commercial area around the Baldwin Avenue and Duarte Road intersection (from Huntington Drive to Camino Real Avenue and from Golden West Avenue to La Cadena Avenue). This focus area is an economically successful commercial district, and no land use change is proposed. Exhibit 3-9, Potential Redevelopment in Baldwin Avenue/Duarte Road Focus Area, depicts the extent of redevelopment in this area. Immediately behind the commercial corridor are well-established, multi-family neighborhoods. Many of the apartment and condominium developments are aging and in need of revitalization or replacement. Proposed land use changes in these areas reflect the higher allowable density of 30 units per acre to create an incentive for property owners to achieve additional residential capacity through private redevelopment efforts, which could include improved facades and property maintenance. However, some of the existing developments have been built at densities near 30 units per acre.

This area is expected to accommodate an additional 775 du and 14,636 sf of commercial floor area.



# Live Oak Avenue

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## *Arcadia General Plan Update*

Source: Hogle-Ireland, Inc. 2010

## Exhibit 3-6



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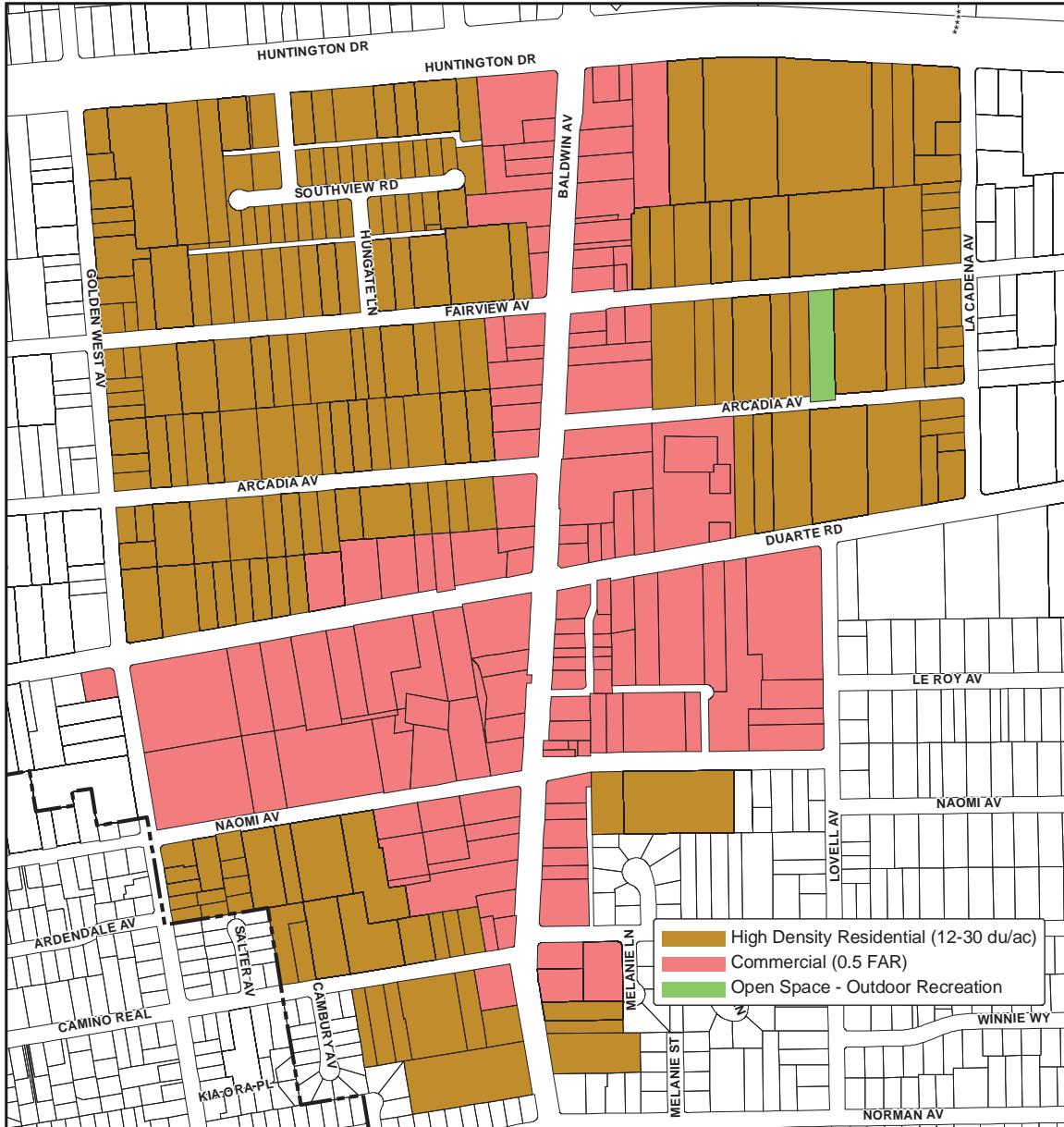
## Lower Azusa Road Reclamation Area

Arcadia General Plan Update



Source: Hogle-Ireland, Inc. 2010

**Exhibit 3-7**



Source: Hogle-Ireland, Inc. 2010

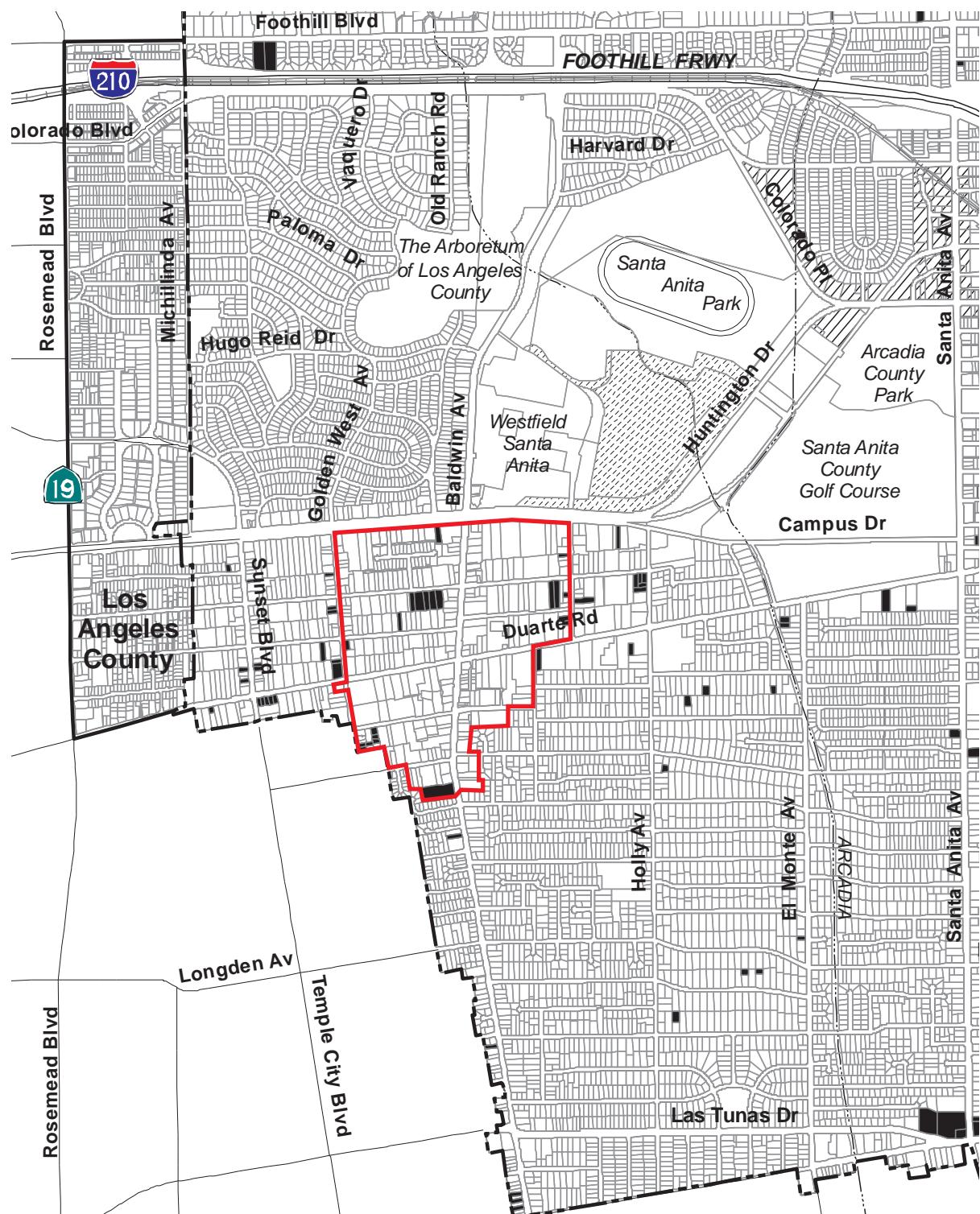
## Baldwin Avenue and Duarte Road

Arcadia General Plan Update



Exhibit 3-8

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## Potential Redevelopment in Baldwin Avenue/ Duarte Road Focus Area

Arcadia General Plan Update



Exhibit 3-9

## Santa Anita Park

As depicted in Exhibit 3-10, Santa Anita Park, the approximate 304-acre Santa Anita Park includes the Santa Anita Park (racetrack) and the areas directly south of the racetrack to Huntington Drive. It excludes the area occupied by the Westfield Regional Mall and associated parking lots.

The City remains firmly committed to the retention of the Santa Anita Park racetrack. No land use change is proposed for the focus area, and the City's long-term vision is to retain live horse racing and preserve the existing grandstand structure. The current Horse Racing designation on the Santa Anita Park property will be retained. However, decreasing patronage at the Santa Anita Park racetrack has led to an excess availability of on-site parking; the southern 85 acres of the property is designated Commercial in the current General Plan. Thus, approximately 888,624 sf of development is expected on the southern racetrack parking lot.

While the potential availability of a portion of the racetrack's parking areas for other uses has been acknowledged by the current General Plan, the General Plan Update seeks to ensure that new commercial development within the southerly racetrack parking area is respectful of Arcadia's existing community character of well-preserved, peaceful, and safe residential neighborhoods, while creating a synergistic economic relationship between the mall, racetrack, and new commercial uses in the racetrack's southerly parking area. The General Plan Update calls for the development of a specific plan or master plan for this area and outlines provisions that need to be met with regards to community context, proposed commercial uses, community design circulation and parking, public safety, and phasing and intensity.

Regardless of the City's efforts to retain the Santa Anita Park racetrack, closures of other racetracks in the nation suggest a possibility that horse racing will cease to be viable at some point in the future. At that time, the site will offer redevelopment potential due to its size, access, and central location in the San Gabriel Valley. The General Plan Update retains the Horse Racing designation for the site, but includes several performance criteria for future redevelopment intended to ensure, among other things, that any future land uses will be compatible with the character of the Arcadia community and will be "world class" in scope and appeal, with a regional draw appropriate to the scale and unique nature of the site.

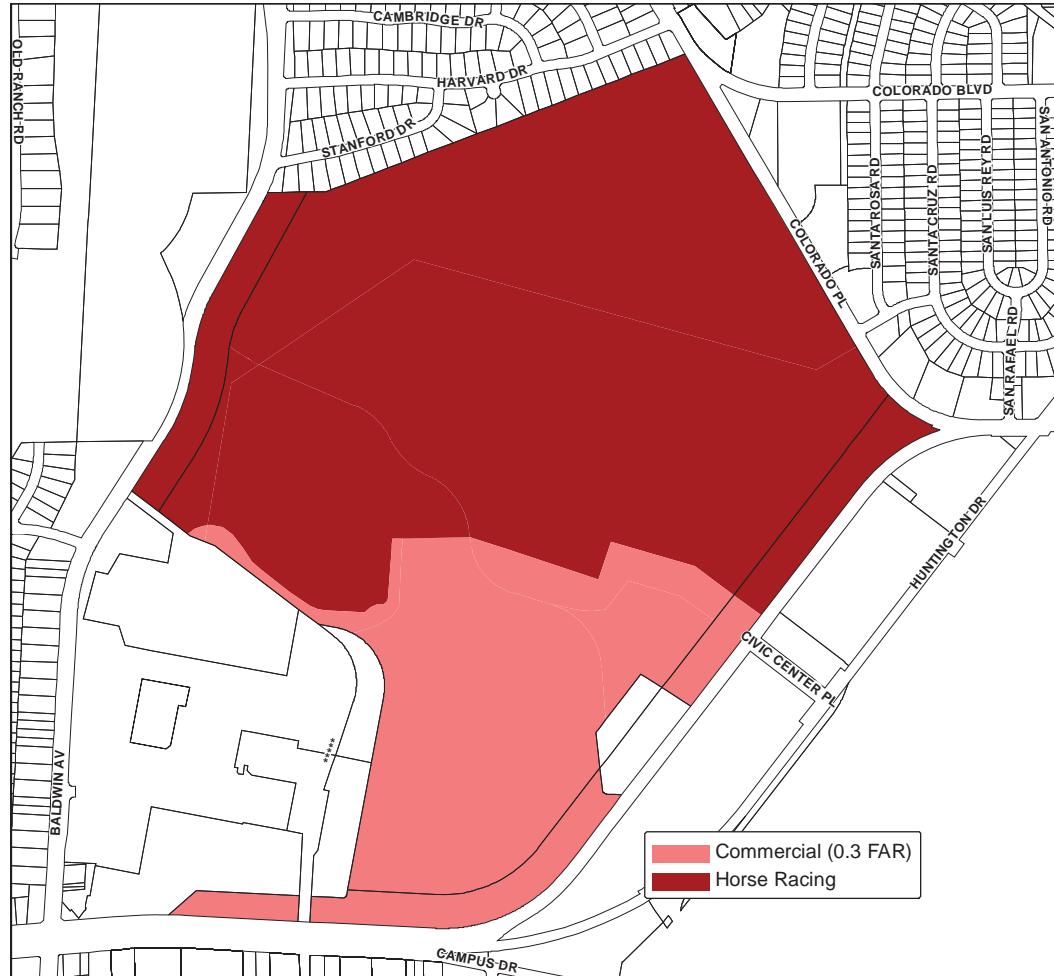
The Westfield Santa Anita Mall property is proposed under a new designation of "Regional Commercial". This name change more accurately reflects its current use, and no increase in allowable development intensity would occur.

## High Density Residential Areas

The High Density Residential designation is proposed for areas currently designated as Multiple Family 24, with an increase in allowable density from 24 units per acre to 30 units per acre. These areas are in the western section of the City (primarily south of Huntington Drive), in the Downtown area, on Baldwin Avenue north of Huntington Drive and north of Live Oak Avenue, on Santa Anita Avenue and Second Avenue, on scattered sites near the freeway, and on Live Oak Avenue.

## ***Summary of Development Capacity***

Future development and transition to new and/or more intense uses is estimated in Table 3-3. A discussion of the methodology to determine the evaluated maximum buildout (i.e., development capacity) in 2035 is presented in Section 3.4.



Source: Hogle-Ireland, Inc. 2010

## Santa Anita Park

Arcadia General Plan Update



## Exhibit 3-10

Future development of properties pursuant to General Plan Update policy would occur as individual parcels are proposed for development or reuse by property owners/developers over time. For purposes of this EIR, attainment of maximum assumed densities is projected for year 2035. This estimate is consistent with the Southern California Association of Government's (SCAG's) population and growth estimates for the City and the region. The majority of the dwelling unit capacity would be located within existing high density residential areas due to the change in allowable maximum density of these areas from 24 units per acre to 30 units per acre, and within the Mixed-Use and Downtown Mixed-Use designations, which would allow 30 to 50 units per acre.

**TABLE 3-3**  
**DEVELOPMENT CAPACITY: GENERAL PLAN UPDATE**

	Proposed General Plan Land Uses		
	Dwelling Units	Non-Residential Square Feet	Population
<b>Evaluated Maximum Buildout – Focus Areas</b>			
1	Santa Anita Park	—	888,624
2	Downtown Arcadia	525	3,124,820
3	Duarte Road/First Avenue	93	471,354
4	Baldwin Avenue/Duarte Road	2,816	1,311,853
5	Live Oak Avenue	461	1,129,493
6	Lower Azusa Road Reclamation Area	—	1,610,152
7	Remainder of City	18,639	5,175,625
8	Sphere Of Influence	2,036	859,003
City Limits Total		22,535	13,711,921
Sphere of Influence Total		2,036	859,003
<b>Planning Area Total</b>		<b>24,571</b>	<b>14,570,924</b>
<b>Existing Conditions</b>			
City Limits Total		18,910	10,204,499
Sphere of Influence Total		2,274	857,766
<b>Planning Area Total</b>		<b>21,184</b>	<b>11,062,265</b>
<b>Change from Existing Conditions</b>			
City Limits Total		3,625	3,507,422
Sphere of Influence Total		(238)	1,237
<b>Planning Area Total</b>		<b>3,387</b>	<b>3,508,659</b>
Note: The table compares existing conditions to the evaluated maximum buildout of the proposed General Plan.			
Source: Hogle-Ireland 2010.			

As shown, the majority of the City's housing stock (18,639 dwelling units) are located in the remainder of the City (or outside the focus areas), where limited new development would occur. Implementation of the General Plan Land Use Policy Map over the entire planning area (including the City and its SOI) is projected to potentially result in a net increase of 3,387 du, approximately 3.5 million sf of non-residential development, and 9,256 people at General Plan buildout. The calculation of "buildout" for the purposes of the EIR is discussed in Section 3.4, below.

This EIR focuses on the impacts of this new development on vacant lots, the reuse and transition of underutilized lots and transition to other land uses consistent with the General Plan

Update. Impacts beyond the projected buildout would have to be considered in a Supplemental or Subsequent EIR, should it be found necessary.

### **Goals and Policies**

The City's goals and policies for land use and development combine land use compatibility and balance of land uses with design principles for creating identity and enhancing public and private realms. Table 3-4 presents the goals set forth in the Land Use and Community Design Element.

**TABLE 3-4**  
**LAND USE AND COMMUNITY DESIGN ELEMENT GOALS**

<b>Goal</b>	<b>Description</b>
LU-1	A balance of land uses that preserves Arcadia's status of a Community of Homes and a community of opportunity
LU-2	A City with a distinctive and attractive public realm, with pedestrian-friendly amenities in commercial and mixed-use districts and single-family neighborhoods that continue to maintain Arcadia's standard of architectural and aesthetic quality
LU-3	Preservation and enhancement of Arcadia's single-family neighborhoods, which are an essential part of the City's core identity
LU-4	High-quality and attractive multi-family residential neighborhoods that provide ownership and rental opportunities for people in all stages of life
LU-5	Hillside management approaches that balance desires for unique neighborhoods and home sites with the need to protect residents from environmental hazards and to respect wildlife habitat and viewsheds
LU-6	Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development
LU-7	Industrial areas that encourage local, well-paying employment while providing for the other industrial service needs of the Arcadia community
LU-8	Public and institutional uses that provide community-wide benefits and meet the needs of Arcadia residents and businesses
LU-9	Preservation of the City's existing natural and recreation-oriented open space areas
LU-10	A thriving Downtown, with healthy commercial areas supported by high-quality, residential uses and supportive of the Metro Gold Line transit station
LU-11	An economically vibrant neighborhood with a mix of residential and commercial uses along First Avenue
LU-12	An attractive and economically thriving Live Oak Avenue
LU-13	A developed Lower Azusa Road Reclamation Area that maximizes revenue to the City while minimizing negative impacts on surrounding neighborhoods
LU-14	Maintaining the economic success of Baldwin Avenue while enhancing design
LU-15	Maintenance of the many benefits - cultural, fiscal - that live horse racing at Santa Anita Park brings to Arcadia
LU-16	Regional coordination and cooperation that represent Arcadia's interests at regional and statewide levels

### **Economic Development Element**

This Element was developed to guide decisions regarding business growth and retention. This Element addresses economic development, redevelopment, and the importance of fiscal balance between revenue generation and the provision of fundamental public services.

To diversify revenue sources and the tax base, City actions will include allowing complementary commercial and other revenue-generating uses on portions of the race track property, encouraging new businesses along commercial corridors and in Downtown, and encouraging establishment of businesses symbiotic to Methodist Hospital. One of the biggest potential revenue sources is new commercial and light industrial development on the Lower Azusa Road reclamation property. The City will carefully evaluate land use proposals to achieve revenue generation and jobs creation goals.

Redevelopment is one of the most effective and sometimes the only way to reinvigorate older neighborhoods and districts. Exhibit 3-11, Central Redevelopment Project Area, shows the redevelopment project area boundary for Arcadia's Central Redevelopment Project Area. The Redevelopment Agency's eminent domain power is limited to non-residential properties. Redevelopment law allows agencies that have bonded debt (outstanding bond issues) to continue to collect tax increment for ten years after the expiration of the project to pay off that debt, allowing the City to collect tax increment in the Central Redevelopment Project Area until January 25, 2027. The City is interested in extending the Central Redevelopment Project Area and establishing new monies for this important economic development tool. Table 3-5 presents the goals set forth in the Economic Development Element.

**TABLE 3-5**  
**ECONOMIC DEVELOPMENT ELEMENT GOALS**

Goal	Description
ED-1	A mix of land uses and development incentives that work to retain existing business and attract new enterprises that generate tax revenues and high-quality jobs
ED-2	Re-creation of Downtown as the social and symbolic "Heart of the City"
ED-3	A strong commercial and industrial economic base
ED-4	Continued revitalization of public infrastructure and private properties within the redevelopment project area
ED-5	A public image of Arcadia that promotes and reinforces the City's special qualities and resources as a means of attracting businesses and economic opportunities

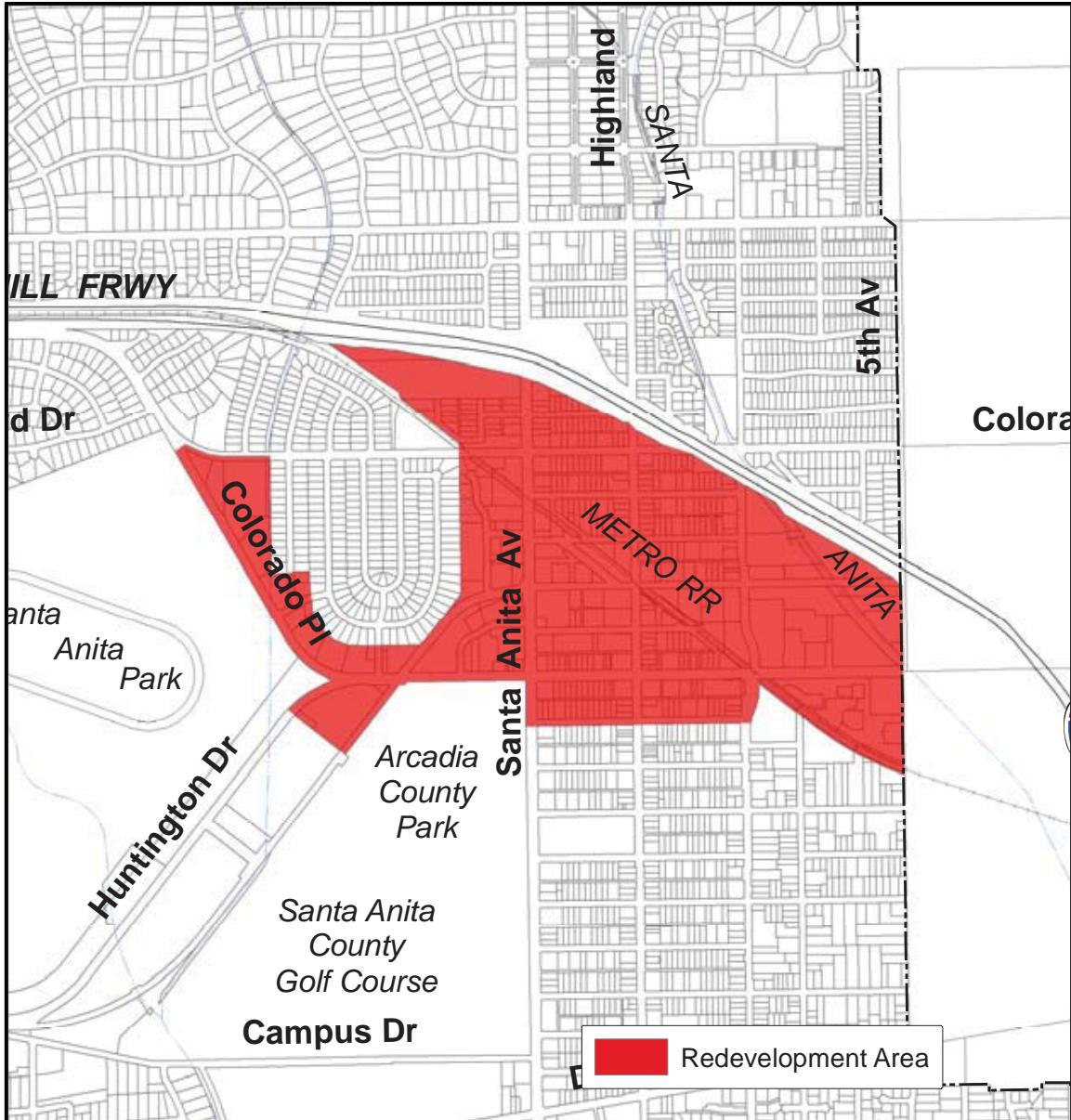
### **Circulation and Infrastructure Element**

This Element addresses the transportation network that allows people to move in and through Arcadia, and the utilities infrastructure that provides necessary urban services to residences, business, and institutions. This Element includes the Circulation Plan that would meet the transportation and circulation needs of development pursuant to land use policy.

The proposed Circulation Plan provides for the development of a coordinated multi-modal mobility system for the City. Exhibit 3-12, Travel Corridors, designates the uses of local streets (principal, secondary, and local travel corridors), and Exhibit 3-13, Transit Corridors, designates the primary and secondary transit corridors, including the proposed Gold Line Corridor, Gold Line (Arcadia) Station, and Bus Transit Center.

### ***Circulation Improvements***

Since the City's roadway network is developed and the City is largely built out, there are limited opportunities for new roadways or widening projects. The following changes are planned to the existing street system. These are not needed in the short term but may eventually be necessary at General Plan buildout to achieve level of service objectives. Exhibit 3-14, Roadway Plan,



Source: Hogle-Ireland, Inc. 2010

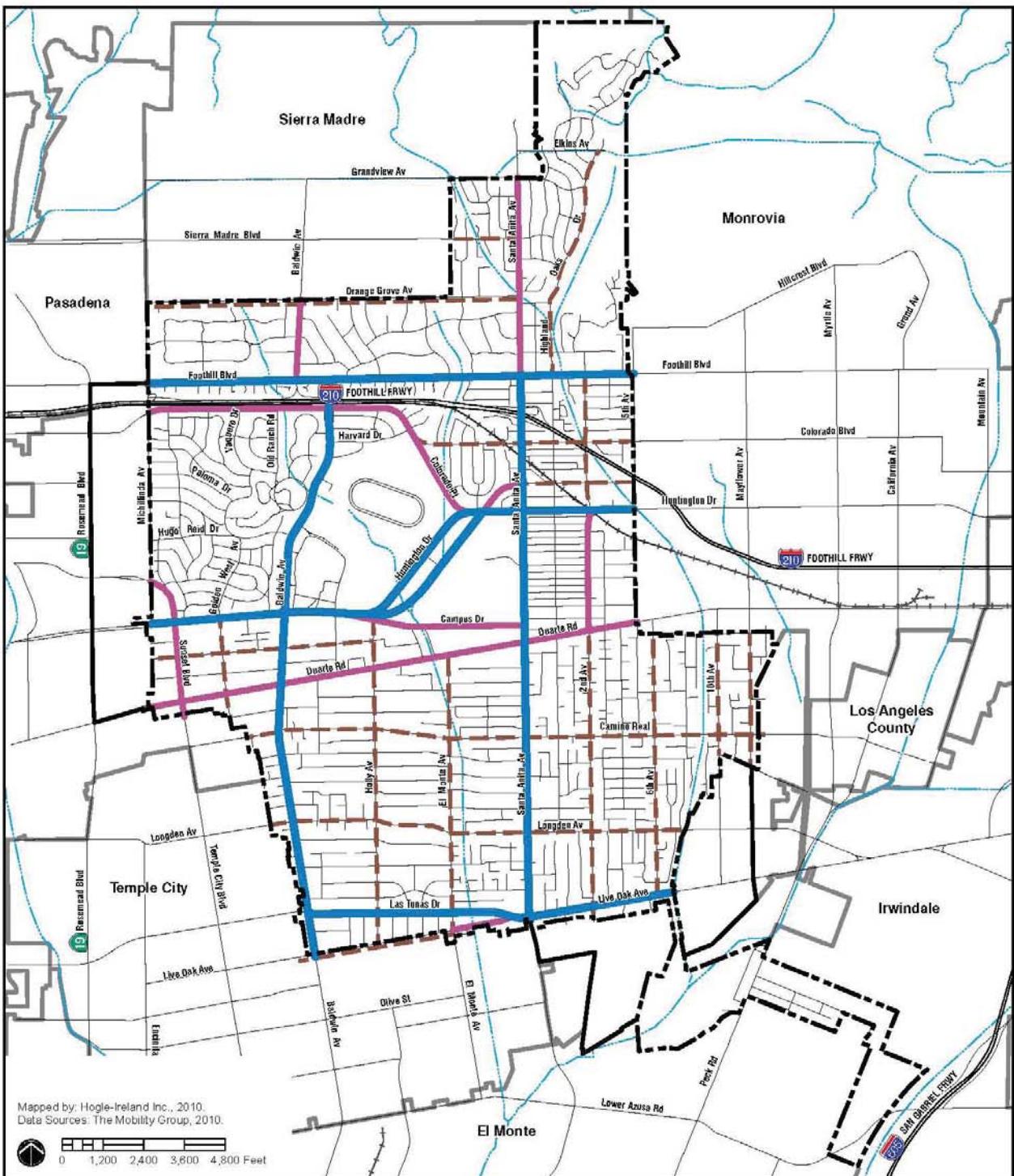
## Central Redevelopment Project Area

Arcadia General Plan Update



## Exhibit 3-11

**BonTerra**  
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### Travel Corridors

- Principal Travel Corridor
- Secondary Travel Corridor
- Local Travel Corridor

Note: See Master Plan of Roadways for actual Roadway Classifications and Cross Section Details.

## Base Map Features

- - - City Boundary
- Sphere of Influence
- Freeway
- Local Road
- Railroad
- Water Feature

Source: Hogle-Ireland, Inc. 2010

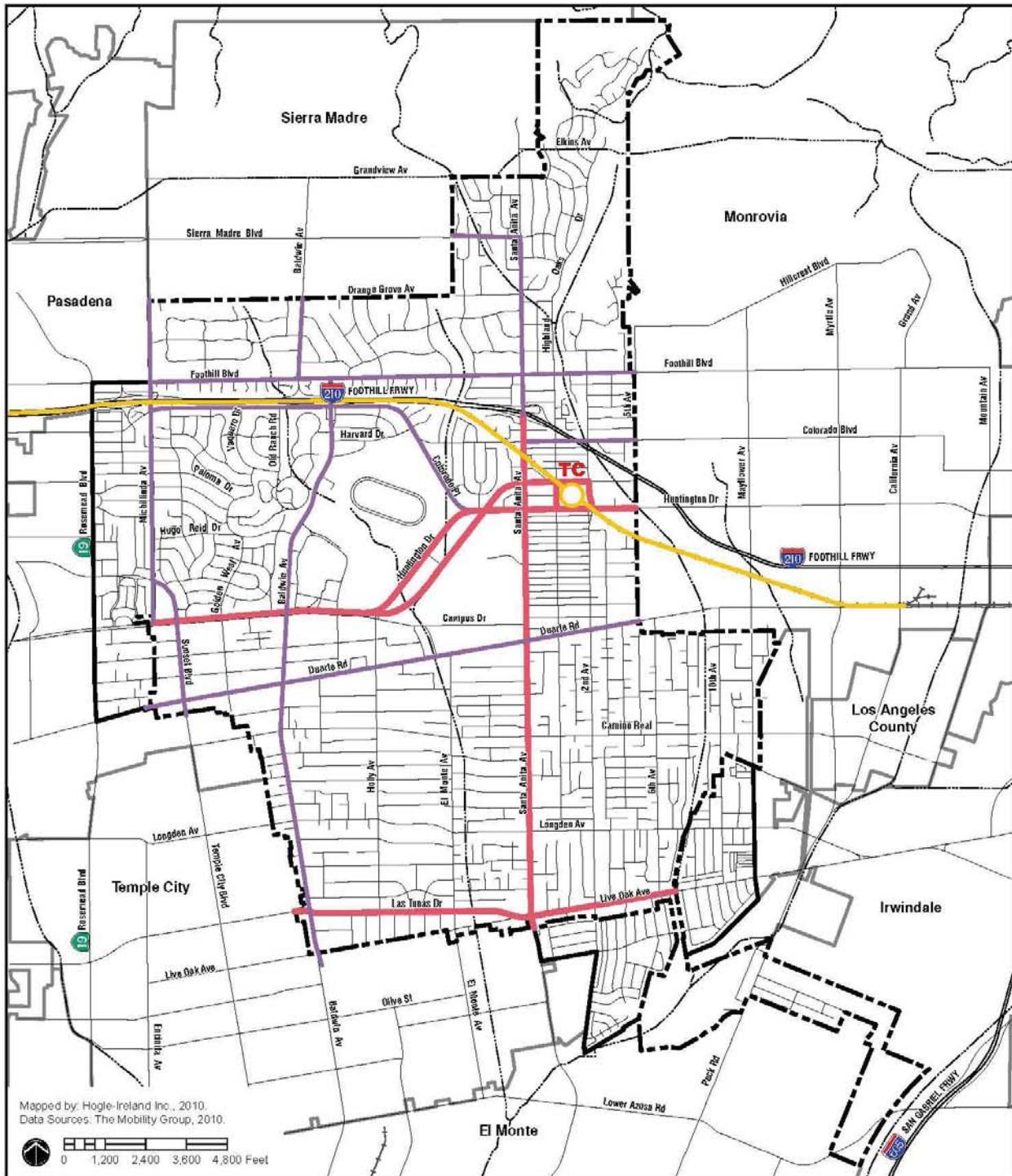
## Travel Corridors

## *Arcadia General Plan Update*



## Exhibit 3-12

(Rev 05/14/10 CJS) Projects\Hogle\J010\Graphics\Ex3-12\_travel\_corridors.pdf



### Transit Corridors

- Primary Transit Corridor
- Secondary Transit Corridor
- Gold Line Corridor

**Note:**  
Local circulator system will connect neighborhoods to regional transit network, schools, parks, commercial centers, downtown, and Gold Line Station.

## Base Map Features

— - - City Boundary  
 — Sphere of Influence  
 — — — Freeway  
 — — Local Road  
 - - - Railroad  
 - - - - Water Feature

Source: Hogle-Ireland, Inc. 2010

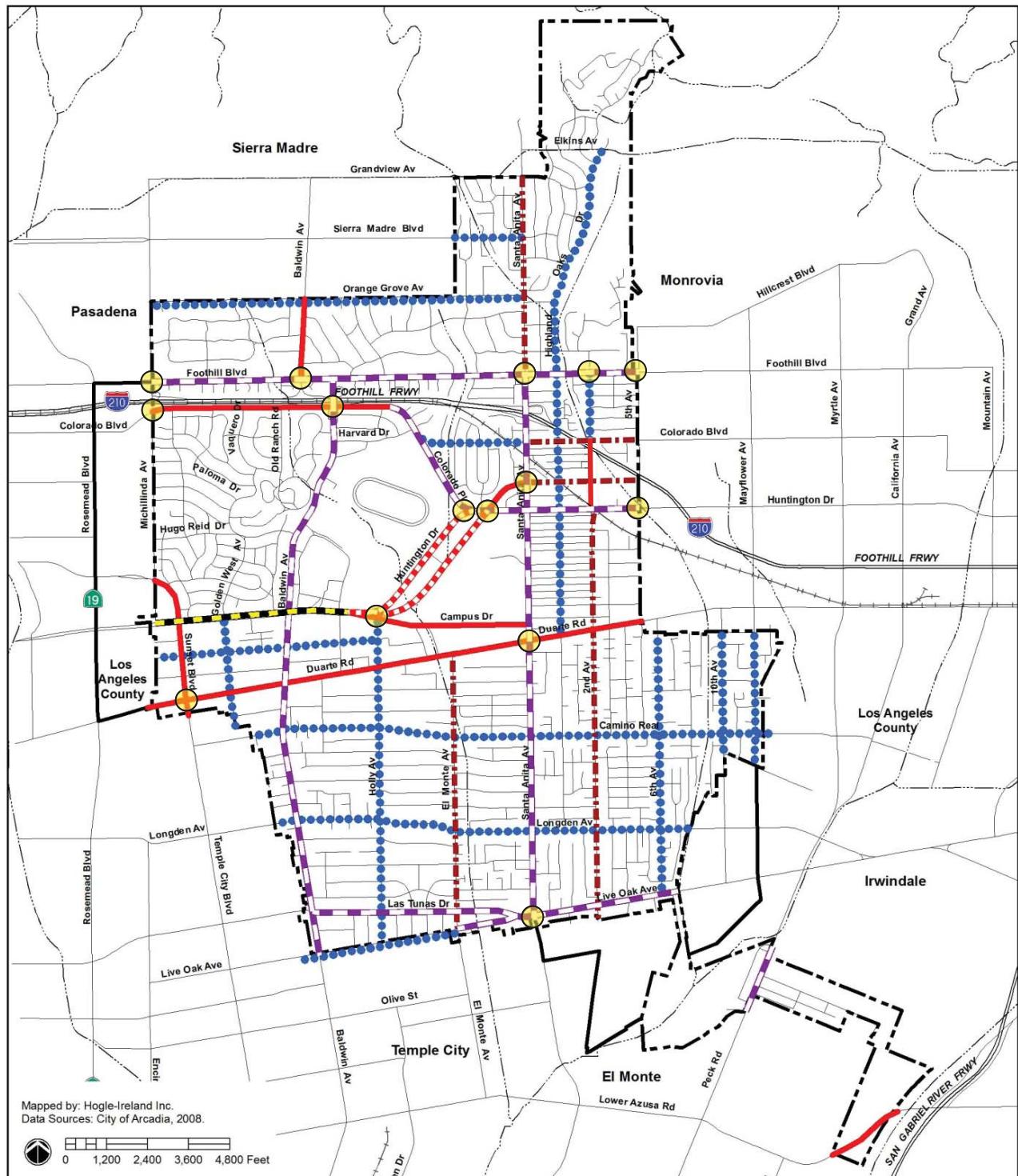
## Transit Corridors

## *Arcadia General Plan Update*



## Exhibit 3-13

(Rev 05/14/10 CJS) Projects\Hoqle\J010\Graphics\Ex3-13 transit corridors.pdf



— - - City Boundary	— - - Major Arterial	— - - Secondary Arterial	○ Enhanced Intersection Location
— - Sphere of Influence	— - - Major Arterial One-Way	— - - Enhanced Collector	
— - - Freeway	— - - Primary Arterial	● ● ● ● ● Collector	
— - - Railroad			
— - - City Road			
— - - Water Feature			

Note: Earlier versions of the Roadway Plan in the draft General Plan inadvertently failed to identify Second Avenue between Huntington Drive and Colorado Boulevard as a Secondary Arterial, although the City's intent has always been to keep this current designation. The exhibit presented here is the correct version of the Roadway Plan.

Source: The Mobility Group 2010

## Roadway Plan

Arcadia General Plan Update



## Exhibit 3-14

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shows the circulation plan for the City of Arcadia, depicting major, primary, and secondary arterials, enhanced collectors, collectors, and enhanced intersection locations.

#### Colorado Boulevard, between Santa Anita Avenue and Fifth Avenue

This section of Colorado Boulevard will be restriped from two lanes to four lanes. No roadway widening will be needed. Mid-block, on-street parking will be retained on one side of the street. Left-turn lanes will be provided at intersections. This will provide additional east-west traffic capacity through the downtown area to help alleviate traffic loads on Huntington Drive.

#### Santa Clara Street, between Santa Anita Avenue and Fifth Avenue

This section of Santa Clara Street will be restriped from two lanes to four lanes. No roadway widening will be needed. On-street parking will be prohibited. This will provide additional east-west traffic capacity through the downtown area and to the Gold Line station to help alleviate traffic loads on Huntington Drive.

#### Santa Anita Avenue, between Santa Clara Street and Colorado Boulevard

This section of Santa Anita Avenue will be restriped from four lanes to six lanes. On-street parking will be prohibited during peak periods.

#### First Avenue, between California Street and Duarte Road

This section of First Avenue will be restriped from four lanes to two lanes, consistent with the character of First Avenue between Huntington Drive and California Street, and to enhance the pedestrian environment for the planned adjacent mixed-use development. The traffic volumes on this stretch of First Avenue do not justify four travel lanes, and the Land Use and Community Design Element calls for mixed-use developments with a pedestrian orientation along this roadway segment.

#### Enhanced Intersections

Certain intersections in the City are identified as enhanced intersections. These intersections may provide roadway widths in excess of standards, and additional right-of-way may be needed to implement potential future improvements. Typically, this would allow for dual left-turn lanes. It could also allow for an exclusive right-turn lane. Additional lanes may be installed on any approach, but not necessarily on all approaches.

In addition to the improvements mentioned above, the City of Arcadia Intelligent Transportation System (ITS) Master Plan would install a city-wide Traffic Management System to synchronize and coordinate the traffic signals in the City and implement advanced traffic management technologies. Improvements will be implemented as determined necessary by growth and development in the City over time, and will be funded through the City's Transportation Impact Fee Program, direct development exactions, and public funding sources.

#### **Bicycle Network**

The Circulation and Infrastructure Element defines a city-wide network of bicycle facilities that connects residential neighborhoods to schools, parks, commercial centers, and activity centers. The Bicycle Network is shown in Exhibit 3-15, Bicycle Plan, and reflects the ultimate bikeway

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system to be implemented. Three different classes of bicycle routes are identified: Class I, Bike Paths or Bike Trails; Class II, Bike Lanes; and Class III, Bike Streets.

Class I facilities are bicycle trails or paths that are essentially “off-street” and separated from motor vehicles. They are a minimum of eight feet in width for two-way travel and include bike lane signage and designated street crossings where needed. A Class I bike path may parallel a roadway (within the parkway) or may have a completely separate right-of-way that meanders through a neighborhood or along a flood control channel or utility right-of-way. Class I bike paths are encouraged during the master planning of large residential developments to provide convenient and safe access from housing to schools, parks, and nearby services.

Class II bikeways are located next to the curb or edge of paved roadways and comprise a designated bike lane. They are a minimum of five feet in width and include bike lane signage, special lane lines, and other pavement markings for the designated use of bicycles.

Class III bike streets are signed streets providing for shared use of a street by motor vehicles and bicyclists. While bicyclists have no exclusive use or priority, the signage - both on the side of the street and with large bicycle symbols stenciled on the roadway surface - warns motorists of bicyclists sharing the roadway space and that the street is an official bike route. Bike streets are typically lower-volume streets and are enhancements of the standard Class III bike route, which is only indicated by small wayside signs.

### ***Transit***

The Gold Line Construction Authority is responsible for the construction of the Gold Line Foothill extension, which plans to extend the Gold Line light rail line east from Pasadena through Arcadia to Montclair. In Arcadia, station plans are underway in the downtown area at Santa Clara Street and First Avenue. The Arcadia Station will provide significant opportunities for increased transit use, and will allow development in Downtown Arcadia to consist of more compact, mixed-use patterns that encourage walking and train use.

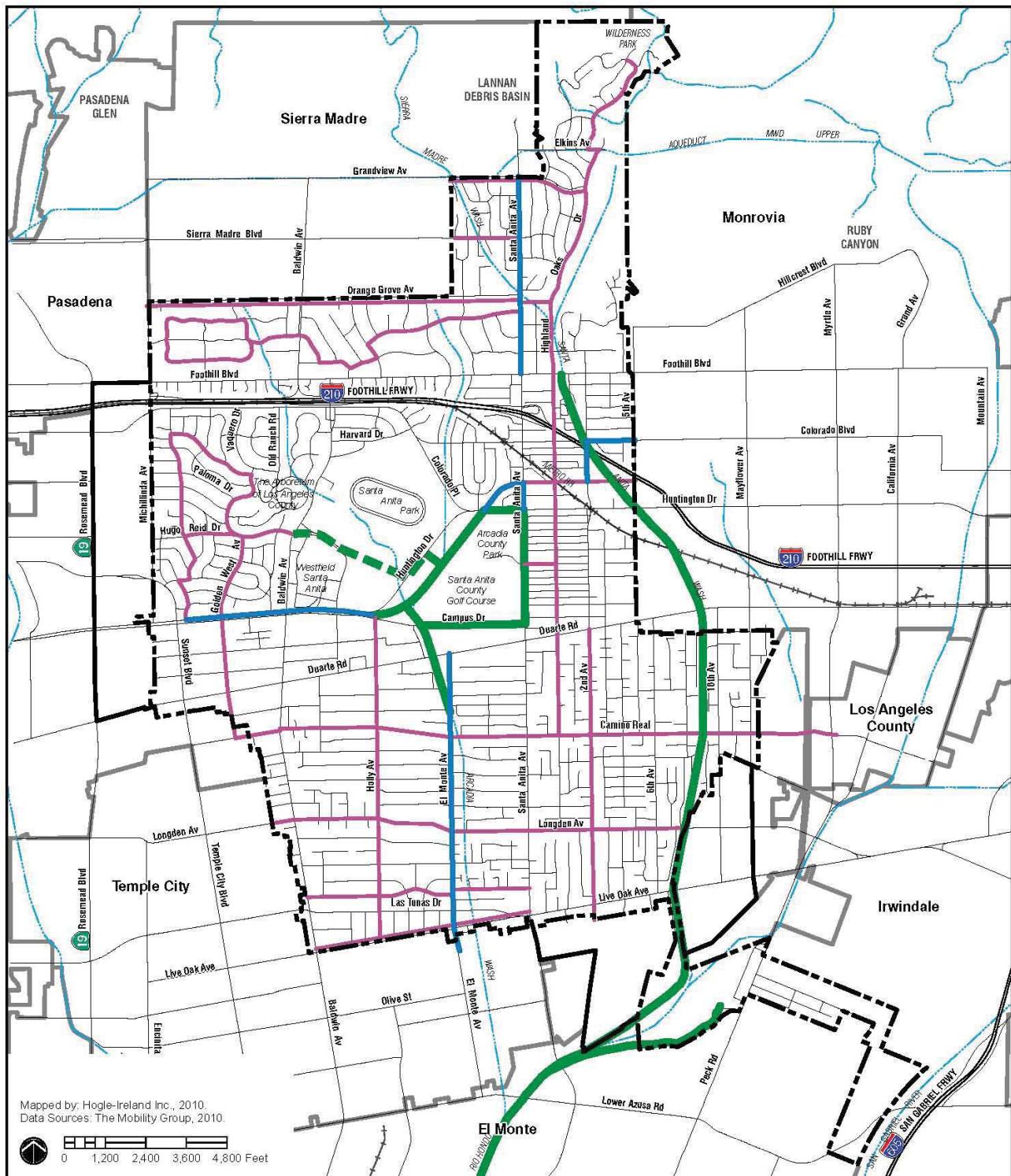
The Arcadia Station will be at grade, with the rail line passing diagonally through the intersection, which is also to be at grade. Approaching the station from the west, the rail line will be elevated above Santa Anita Avenue to allow continued flow along this arterial. A 300-space park-and-ride garage will be located across the Santa Clara Street and First Avenue intersection. The structure will be designed to accommodate up to 800 spaces once the Gold Line reaches its projected capacity.

Both Santa Clara Street and First Avenue will function as Transit Access Corridors to the Gold Line station. An on-street Bus Transit Center would be located near the Arcadia Station to accommodate Foothill Transit and Metro buses serving the station, and would provide a transfer point for local bus service.

### ***Infrastructure***

The Circulation and Infrastructure Element identifies water storage and distribution, recycled water, wastewater collection and disposal, storm drainage and flood control, waste management, and telecommunications.

The Land Use Plan provides for a modest level of growth over time, with activity to occur largely within the focus areas identified in the Land Use and Community Design Element. The General Plan Update anticipates modest growth with regard to facility sizing and ongoing



#### Bike Classification

- Class I Bike Path
- Potential Class I Bike Path
- Class II Bike Lane
- Class III Bike Lane

#### Base Map Features

- City Boundary
- Sphere of Influence
- Freeway
- Local Road
- Railroad
- Water Feature

Source: Hogle-Ireland, Inc. 2010

## Bicycle Plan

Arcadia General Plan Update



## Exhibit 3-15

**BonTerra**  
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maintenance needs. For larger-scale development projects, such as the potential development of the Santa Anita Park property, developers will be required to fund on-site improvements and any system-wide upgrades needed to support the level of development. With regard to Downtown Arcadia and the Live Oak corridor, mixed-use developments will occur incrementally, with the City able to plan for and fund minor facilities improvements through subsequent updates to applicable utility Master Plans. Table 3-6 presents the goals set forth in the Circulation and Infrastructure Element.

**TABLE 3-6**  
**CIRCULATION AND INFRASTRUCTURE ELEMENT GOALS**

Goal	Description
CI-1	An efficient roadway system that serves all of Arcadia, supports all transportation modes, and balances the roadway system with planned land uses
CI-2	Maximized operational efficiency of the street system
CI-3	Enhanced local and regional transit service
CI-4	Connected, balanced, and integrated bicycle and pedestrian networks that provide viable alternatives to use of the car
CI-5	Limited cut-through traffic in residential neighborhoods
CI-6	Reduced auto traffic and improved traffic management around schools
CI-7	Parking facilities that support diverse parking needs
CI-8	Effective coordination with other jurisdictions and agencies on regional transportation issues
CI-9	A water production, storage, and distribution system that provides quality service equally to all areas of Arcadia, allows the City to maximize use of local water sources, and includes use of recycled water
CI-10	A local wastewater collection system that provides quality service equally to all areas of Arcadia
CI-11	Storm drain infrastructure that minimizes regional and localized flood hazards
CI-12	Waste management practices that provide efficient and cost-effective services to Arcadia residents, businesses, and institutions, and that include an emphasis on waste reduction and recycling
CI-13	Private telecommunications and utilities infrastructure and services responsive to consumer demands and consistent with City aesthetic objectives

## **Housing Element**

The Housing Element addresses issues, goals, and policies related to providing housing opportunities for people of all needs and income levels. This Element meets the State mandates and includes policies and programs for providing adequate sites to achieve a variety of housing; preserving and improving housing and neighborhoods; assisting in the provision of affordable housing; removing governmental constraints to housing development; and promoting fair and equal housing opportunities.

State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the Regional Housing Needs Allocation (RHNA). SCAG, as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. The RHNA is distributed by income category. For the 2008–2014 Housing Element update, the City of Arcadia has been allocated a future housing need of 2,149 units, as provided in Table 3-7.

**TABLE 3-7**  
**RHNA (2008–2014)**

Income Group	% of County MFI	Total Housing Units Allocated	Percentage of Units
Very Low/Extremely Low	0–50%	549	25.5%
Low	51–80%	340	15.8%
Moderate	81–120%	368	17.1%
Above Moderate	120% +	892	41.5%
<b>Total</b>		<b>2,149</b>	<b>100.0%</b>

MFI: Median Family Income  
 Source: SCAG 2007

In the Land Use and Community Design Element, policies provide opportunities for future residential development through the following land use strategies:

- Increased maximum density in the High Density Residential category (R-3 zone) from 24 units per acre to 30 units per acre;
- Allowable residential density of up to 30 units per acre in the Mixed-Use area along First Avenue, and commercial development at an FAR of 1.0;
- Creation of a Downtown Mixed-Use designation that allows a residential density of 50 units per acre and commercial development at an FAR of 1.0 to capitalize on the planned Gold Line station in Downtown Arcadia; and
- Designation of areas along Live Oak Avenue for Mixed-Use development, allowing a density of up to 30 units per acre and commercial development at an FAR of 1.0.

Table 3-8 presents the goals set forth in the Housing Element.

**TABLE 3-8**  
**HOUSING ELEMENT GOALS**

Goal	Description
H-1	Conserve and improve the condition of the existing housing stock.
H-2	Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.
H-3	Assist in the provision of housing that meets the needs of all economic segments of the community.
H-4	Mitigate potential governmental constraints to housing production and affordability.
H-5	Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, national origin, ancestry, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factors.

### **Resource Sustainability Element**

This Element considers the effects of land use and development on natural resources, and specifically addresses air quality, water quality and water resource conservation, energy conservation, waste management and recycling, mineral resources, and the management of hillside areas. This Element establishes policies that will help current Arcadians use resources in a manner that protects and enhances them for future residents.

Sustainability and greenhouse gas (GHG) reduction are cross-cutting issues relevant to various policy areas; therefore, policies that promote sustainability and GHG reduction through land use, transportation, building construction, energy conservation, waste reduction, and ecology are incorporated throughout the General Plan and not just in the Resource Sustainability Element. Specifically, the Land Use and Community Design Element includes policies that focus compact, mixed-use development in Downtown Arcadia around the Gold Line light rail station, along Live Oak Avenue and First Avenue, and other focus areas through the City. Alternative transportation and trip reduction strategies are addressed in the Circulation and Infrastructure Element, along with water conservation and waste management. Table 3-9 presents the goals set forth in the Resource Sustainability Element.

**TABLE 3-9**  
**RESOURCE SUSTAINABILITY ELEMENT GOALS**

<b>Goal</b>	<b>Description</b>
RS-1	Continue to improve local and regional air quality.
RS-2	Reducing Arcadia's carbon footprint in compliance with SB 375 and AB 32.
RS-3	Promoting and utilizing clean forms of transportation to reduce Arcadia's carbon footprint.
RS-4	Wise and sustainable water use practices that respond to and support the needs of City residents and businesses.
RS-5	Wise and creative energy use that incorporates new technologies for energy generation and new approaches to energy conservation.
RS-6	A higher level of waste reduction and recycling citywide relative to 2009 achievements.
RS-7	Productive reuse of former mineral extraction sites in Arcadia, and support of adjacent jurisdictions' continued extraction operations.
RS-8	Balanced use of hillside properties that respects the natural environment and private property rights.

### **Parks, Recreation, and Community Resources Element**

This Element addresses open space lands used for active recreation (parks) and enjoyment of nature; recreation programs; and the broad range of community, cultural, and educational resources and services in Arcadia. It emphasizes the City's strong commitment to providing the highest quality and variety of recreational, cultural, educational, and social service programs to meet residents' needs. Given the City's long-standing policy of providing quality community services, this Element broadly defines Arcadia's resources to include parks and open space, the urban forest, recreation and community services facilities and programs, educational resources, cultural resources and preservation, and a plan for a healthy community. Table 3-10 presents the goals set forth in the Parks, Recreation, and Community Resources Element.

**TABLE 3-10**  
**PARKS, RECREATION, AND COMMUNITY RESOURCES ELEMENT GOALS**

Goal	Description
PR-1	Providing superior parks, public spaces, and recreation facilities to meet the community's evolving needs.
PR-2	Preserving open space resources to meet the City's recreation and conservation needs.
PR-3	Ensuring that trees and the urban forest make a continuing and significant contribution to community character.
PR-4	A network of City, school, and private community facilities that provides spaces for recreation, education, enrichment, and social service programs.
PR-5	Recreation, education, enrichment, and social service programs that respond to a broad range of community interests, promote healthy lifestyles, and meet the needs, desires, and interests of the Arcadia community.
PR-6	Continued superior educational facilities and resources for residents of all ages and backgrounds.
PR-7	A library system that continues to provide a superior level of educational, informational, and cultural services for the Arcadia community.
PR-8	Continued recognition and support of the diverse historic and cultural organizations that celebrate and enrich the community.
PR-9	Retention and proper stewardship of historical and cultural resources.
PR-10	A healthy Arcadia.

### **Safety Element**

This Element is concerned with identifying and avoiding or mitigating hazards present in the environment that may adversely affect property and lives. The goals and policies in this Element are shaped around three approaches that are integral to Arcadia's plan for a safe community: (1) avoiding hazards and threats through careful planning; (2) being prepared to respond to any and all crisis situations to minimize injury or loss; and (3) educating the public of best safety practices so that the community does its part to improve public safety. Table 3-11 presents the goals set forth in the Safety Element.

**TABLE 3-11**  
**SAFETY ELEMENT GOALS**

Goal	Description
S-1	Minimized potential for loss of life, physical injury, and property damage resulting from earthquakes and geologic hazards.
S-2	Superior storm drainage and flood control facilities that minimize risk of flooding.
S-3	High level of protection from the dangers of wildland and urban fires.
S-4	A continued high level of protection from risks to life, the environment, and property associated with human-caused hazards in Arcadia.
S-5	To provide a continued high level of fire and police protection services, with an emphasis on prevention and education.
S-6	Comprehensive and effective emergency and disaster response preparedness.

### **Noise Element**

This Element identifies significant sources of noise in Arcadia and establishes goals and policies to protect people from excessive noise exposure. It acknowledges that excessive noise levels can affect physical health, property values, and economic productivity, and that the control of

noise is therefore an essential component of creating a safe, compatible, and productive environment in Arcadia. Table 3-12 presents the goals set forth in the Noise Element.

**TABLE 3-12**  
**NOISE ELEMENT GOALS**

Goal	Description
N-1	Effective incorporation of noise considerations into land use planning decisions.
N-2	Reduced noise impacts from transportation sources.
N-3	Limited intrusion of point-source noise within residential neighborhoods and on noise-sensitive uses.

### **3.3.2 IMPLEMENTATION PLAN**

The General Plan Update includes an Implementation Plan (Chapter 10), which identifies the implementation actions for the policies contained in the various Elements. The implementation actions would be undertaken by the City to implement the goals and policies of the General Plan. Each Implementation Action is briefly described, along with the responsible agency, funding source, time frame for implementation, the policies that it implements, and whether the action has a sustainability focus.

Each implementation action is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or County, State, and federal agencies. Many of the implementation actions are processes or procedures that the City currently administers on a day-to-day basis, while others identify new programs or projects that the City will implement in the future.

The majority of the implementation actions are current and future administrative functions (i.e., reviews, fees, monitoring, or coordination) that do not directly involve land use changes, physical improvements, or land disturbance. Rather, they consist of City operations, programs, and regulations that will not result in development activities by themselves or lead to environmental impacts. Others are plans or programs that may result in changes to the environment. Table 3-13 presents the implementation actions and programs in the General Plan Update that could result in environmental impacts. These public and infrastructure programs and projects would result in physical impacts at scattered locations throughout the City, and are evaluated in this EIR.

**TABLE 3-13**  
**IMPLEMENTATION ACTIONS WITH POTENTIAL ENVIRONMENTAL IMPACTS**

Implementation Action	Description
2-5. Downtown Planning Efforts	<p>Implementation of Downtown planning efforts to provide a fine-grained guide to desired development and public improvements throughout Downtown. These efforts should include:</p> <ul style="list-style-type: none"> <li>• Pedestrian connections from the Gold Line Station to the rest of the Downtown area, including the installation of shade trees, lighting, and signage.</li> <li>• Bicycle connections with the station and secure bicycle parking at the station area.</li> <li>• Bus and other public transportation connections between the station and major attractions in Arcadia, such as Santa Anita Park and the regional shopping mall.</li> <li>• Creation and design of public open space and a central outdoor community gathering space.</li> <li>• Evaluate the allowable uses and development standards to ensure desired uses, intensities, and design of the area immediately surrounding the station area in order to ensure that it becomes fully integrated with the rest of Downtown.</li> <li>• Shared parking arrangements and/or parking districts.</li> <li>• Coordinated signage and beautification efforts.</li> </ul>
2-6. Signage Plan	Replace and add new way-finding signs directing traffic from key locations such as the I-210 Freeway and Huntington Drive.
2-11. Gateway Program	Implement a gateway beautification (monuments, signage, and landscaping) program for City entryways, as identified in Figure LU-6 in the Land Use and Community Design Element. Consider developing special architectural standards that apply to private development on gateway properties.
2-13. Street Trees	Continue to implement and enforce the provisions of Article IX, Chapter 8 of the Municipal code as it relates to street trees. Provide for the installation of street trees along public sidewalks where they do not currently exist.
2-14. Citywide Public Art Master Plan	Explore the creation of a Citywide Public Art Master Plan to provide for the installation of public art at significant locations throughout the City. The relationship between local history and public art should be emphasized in this plan.
3-7. Redevelopment Agency's Five-Year Implementation Plan	Continue to implement and update the Redevelopment Agency's Five-Year Implementation Plan in accordance with State regulations. Periodically review the Redevelopment Project Areas to identify opportunities and strategies to leverage the maximum benefits from redevelopment activities. Identify potential new project areas for future redevelopment activity. Develop clear, comprehensive action plans for the use of set-aside funds for affordable housing opportunities.
4-1. Achieve Consistency in Roadway Rights-of-Way	Develop a strategy and timeline for achieving full-width public rights-of-way consistent with the General Plan Master Plan of Roadways, with the standard sections as indicated.
4-2. Complete Streets	Through the Capital Improvement and Equipment Plan, develop time frames and actions for achieving the complete streets concepts set forth in the Circulation and Infrastructure Element. This includes establishing bikeways consistent with the Bikeways Plan and implementing principle transit corridors. Pursue complete streets implementation as set forth in the Capital Improvement and Equipment Plan, once standards and time frames are adopted.

**TABLE 3-13 (Continued)**  
**IMPLEMENTATION ACTIONS WITH POTENTIAL ENVIRONMENTAL IMPACTS**

Implementation Action	Description
4-4. Pedestrian Accommodation Master Plan	<p>Develop a pedestrian accommodation master plan that will promote and support an active lifestyle for community members, and will encourage walking for short destinations. The plan should include (but not be limited to):</p> <ul style="list-style-type: none"> <li>Identification of needed sidewalk repairs and areas where sidewalks are missing,</li> <li>Preferred walking routes to schools and parks,</li> <li>Landscaping improvements needed to increase shade,</li> <li>Areas where obstructions to pedestrian traffic need to be removed,</li> <li>Locations for paseos and similar connections between buildings in commercial areas,</li> <li>Locations for enhanced crossings, and</li> <li>Coordinated signage.</li> </ul>
4-7. Install an Advanced Traffic Signal Control System	<p>Install an advanced traffic control system based on the system planning and design feasibility study. This might be local to the City of Arcadia, or could be shared with adjacent jurisdictions.</p>
4-10. Management of Storm Water and Irrigation Runoff	<p>Pursue the development of storm water runoff and irrigation capture basins on public property to collect gutter flows into retention facilities that allow the water to infiltrate into groundwater basins. As necessary, develop a comprehensive improvement plan, with the scheduling of improvements identified in the Capital Facilities and Equipment Plan.</p>
4-11. Water System Enhancements	<p>4-11.1 Develop water system facilities and capabilities that allow for the effective mixing and circulation of water stored in aboveground reservoirs.  4-11.2 Study the need for seismic control valves on water transmission mains, and implement as the study indicates as necessary. Provide for transmission main redundancy.  4-11.3 Provide specialized water pipe crossings to span the Raymond Fault.  4-11.4 Install and maintain radio read water meters throughout the City.  4-11.5 Provide water quality modeling and calibration to identify areas of reduced quality and stagnation.</p>
4-13. Infrastructure Master Plan Updates	<p>Continue updates in five-year increments for master plans for water, sewer, and streets.</p>
4-14. Inspection and Replacement of Sewer Lines	<p>The City will continue the on-going inspection and routine replacement of sewer lines on a priority basis to ensure that unrestricted flows are maintained during average and peak conditions.</p>
4-15. Storm Drain System Improvements	<p>As part of the Capital Improvements and Equipment Plan, provide for the construction of storm drains as necessary to ensure that surface flow in a 10-year storm is contained within the "top of curb" along streets, and that the 50-year storm is contained within the street right-of-way. Efforts will also include installation or improvement of facilities to eliminate ponding at high-maintenance nuisance areas.</p>
7-5. Recreation Facility Development in Underserved Areas	<p>Based on the information provided in Figure PR-2 (Park Facilities Service Area), identify and prioritize development of new recreation facilities in underserved areas.</p>
8-13. Pre-emptive Traffic Control Devices	<p>The City will evaluate installation of traffic signal preemption devices at major intersections to reduce emergency response travel time due to excessive traffic and congestion.</p>
8-20. Police Sub-Station	<p>The City will continue to monitor the need for a police sub-station within the business zone containing the regional mall, Santa Anita Park, and other commercial uses that may develop on the racetrack property.</p>

**TABLE 3-13 (Continued)**  
**IMPLEMENTATION ACTIONS WITH POTENTIAL ENVIRONMENTAL IMPACTS**

Implementation Action	Description
8-21. Multi-Department Training Facility	Seek funding to develop state-of-the-art training facilities for Police, Fire, and Public Works personnel. The training facility will include a training room available for all City departments' classroom training opportunities. The training facility will be able to accommodate large water flows required from Fire Department training and release these flows in compliance with all State and federal regulations for wastewater runoff and control.

### **3.4 GENERAL PLAN BUILDOUT**

The development capacity of the City, as projected for the proposed General Plan Update, is based upon assumed levels of development for all land use categories. The City has not assumed that all properties will be developed at the maximum densities and intensities stated for each land use category. For this reason, the EIR and General Plan Update differentiate between “theoretical buildout” and “evaluated maximum buildout” of the General Plan.

#### **3.4.1 THEORETICAL BUILDOUT**

Theoretical buildout of a City would occur when all parcels within the City and its SOI are developed to the maximum densities and intensities allowed under the General Plan. As such, once a City has reached theoretical buildout, all future projects would then become a replacement of an existing development (i.e., redevelopment) with the same level of allowable density.

At theoretical buildout, the City of Arcadia is estimated to accommodate 31,542 du, with another 3,302 du within its SOI, for a total housing stock of 34,844 du. These units are estimated to be occupied by a maximum of 95,860 residents, at an average household size of 2.75 persons per household. In addition, nearly 16.8 million sf of non-residential development could be found in the City, with another 1.1 million square feet within its SOI, for a total of 17.9 million square feet of non-residential development.

While this development potential could lead to the construction of 12,632 new dwelling units in the City and 1,028 new dwelling units in its SOI, as well as 6.6 million square feet of new non-residential development in the City and nearly 216,000 square feet in its SOI, the City does not expect this development potential to be reached within the 2035 implementation horizon of the General Plan Update. Various factors, including physical constraints, policy constraints, and economic realities all contribute to the assessment that theoretical buildout of the City is not realistic or feasible.

Site constraints (e.g., lot shape, slope, easements, and access), development standards (e.g., required setbacks, lot coverage, height limits, landscaping and parking requirements), and design considerations generally prevent development at maximum density/intensity on every lot. Additionally, some properties are not currently developed to the maximum allowed under the General Plan. In order for the City to realize theoretical buildout, improvements on these properties would need to be completely removed and replacement development would have to occur at the maximum allowable density. This would not be a realistic or profitable development scenario for many properties due to economic conditions and potential absence of profit margins associated with an incremental increase in site density.

Thus, this EIR does not evaluate the environmental impacts of theoretical buildout. Instead, it evaluates the impacts of the evaluated maximum buildout of the City, as set forth in the proposed General Plan.

### **3.4.2 EVALUATED MAXIMUM BUILDOUT**

The General Plan Update sets forth policies that are intended to preserve existing single-family residential neighborhoods, along with public and institutional uses and parks. Most commercial districts are also considered stable and expected to remain at current intensity and activity levels. Since these land uses are not developed at maximum densities and intensities, theoretical buildout would not likely occur.

To account for a more realistic future development scenario, the City has set forth a methodology for determining an appropriate maximum buildout for the City. Projected dwelling units have been calculated by multiplying the acres of residential land by the expected average density for each designation. For existing large-lot, single-family residences that are expected to remain, no additional density is anticipated in these areas. For the multi-family residential neighborhoods, expected density assumes 80 percent of maximum allowable density for all multi-family land use designations, which represents an average citywide. Private redevelopment activities may occur, particularly in areas that allow up to 30 units per acre. However, physical conditions and zoning requirements for on-site improvements generally limit the ability of some properties to achieve maximum densities.

The projected population figure accounts an average of 2.75 persons per household and an occupancy rate of 95.9 percent. For the mixed-use designations, the assumed ratio of residential to non-residential development was 40 to 60 percent, with 40 percent of the total area developed with residential uses and 60 percent of the total area developed with commercial uses.

With regard to the non-residential designations, an assumption of 80 percent of maximum allowed intensities was made, in recognition of the well-developed character of several business districts and the fact that land use policy does not change FAR limits. For non-residential uses (commercial, industrial, and institutional uses), the buildout projections represent a factor of the land area for each designation and the expected FAR, given current development intensities.

Since the City is largely developed, the evaluated maximum buildout does not represent only new development. Rather, future development consists of the increase in dwelling units and non-residential floor area combined with existing development. With these assumptions, the evaluated maximum buildout of the City of Arcadia pursuant to the revised Land Use Policy Map, as previously presented in Table 3-3, would consist of approximately 22,535 housing units, 61,995 residents, and over 13.71 million square feet of non-residential development. Another 2,036 housing units with 5,602 residents and almost 860,000 sf of non-residential development are expected in its SOI. These would represent an increase in the City's and SOI housing stock by 3,387 units, with an additional resident population of 9,256 persons, and new non-residential development of over 3.5 million square feet.

Subsequent references to buildout in this EIR refer to the evaluated maximum buildout and not theoretical buildout. Development beyond the evaluated maximum buildout of the City will require subsequent environmental review, as this EIR only evaluates the impacts associated with the evaluated maximum buildout, as contained in the proposed General Plan Update.

### 3.4.3 FUTURE DEVELOPMENT

The majority of existing land uses in the City are not expected to change; new development is anticipated to occur largely as infill on scattered vacant lots and in focus areas, such as downtown, commercial districts, the former quarry site and within the racetrack property. The land use designations of areas where no changes in land use are expected reflect the existing land use type and development density or intensity. As such, very limited new development is expected in these areas. These areas include established residential neighborhoods at the following locations:

- Residential neighborhoods north of Foothill Boulevard;
- Single-family residential neighborhoods west of Baldwin Avenue between the I-210 Freeway and Huntington Drive;
- Single-family residential neighborhoods bound by Colorado Place on the south and the railroad tracks on the north;
- Single-family residential neighborhoods bound by Santa Anita Park on the south and the I-210 Freeway on the north; and
- Single-family residential neighborhoods south of Duarte Road.

Future development in these residential neighborhoods would occur on scattered, vacant lots or as a result of the subdivision of large lots. As shown in Exhibit 3-16, Vacant Lands, approximately 91.40 acres of vacant land (1.15 percent) remain in the City. While the parcels at the northern end of the City are undeveloped, a covenant has been recorded against these properties that limits the development potential to 1.15 acres and preserves the majority of the steep hillside areas as open space. The vacant strip along Lower Azusa Road is part of the former quarry site and would be developed with commercial/light industrial uses, as allowed within the Lower Azusa Road Reclamation Area.

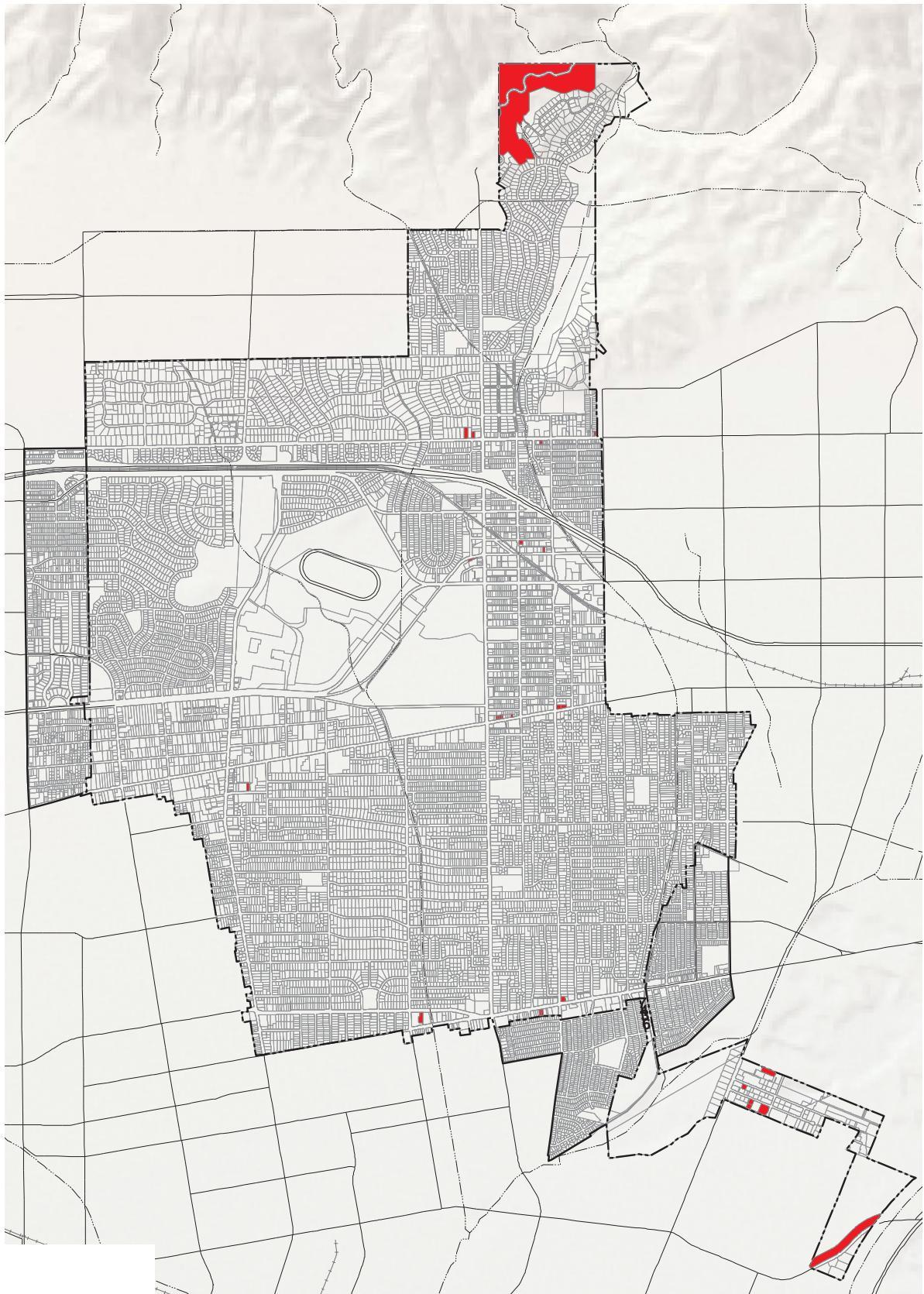
### 3.4.4 FUTURE REDEVELOPMENT

The redevelopment of lots with the same land use type and intensity/density (such as replacement of older residences with new or larger residences) does not necessarily lead to new environmental impacts, since the lot is disturbed and the land use and intensity is the same. Should existing residences in neighborhoods be redeveloped, they are generally expected to be replaced with another residence rather than feature an increase in density, as this has been the case previously. Thus, impacts would be limited to incremental and scattered construction activities, but no new impacts related to traffic, air quality, noise, population, and public service demands are expected.

In areas that are currently developed with land uses that are inconsistent with the proposed designation on the Land Use Policy Map, the EIR assumes new uses will be established in the future with a land use that is compatible with the General Plan.

Increases in allowable density and intensity through the General Plan Update would allow for the future redevelopment of developed parcels to higher densities and intensities. The Land Use and Community Design Element includes increases in residential density for the following land use designations, which could result in redevelopment potential:

- **High Density Residential:** Permits development at a density of up to 30 units per acre.



Source: Hogle-Ireland, Inc. 2010

## Vacant Lands

Arcadia General Plan Update



## Exhibit 3-16

**BonTerra**  
CONSULTING

- **Mixed-Use:** Permits mixed-use development at a density of up to 30 units per acre and an FAR of 1.0.
- **Downtown Mixed-Use:** Permits mixed-use development at a density of up to 50 units per acre and an FAR of 1.0.

The proposed increase in density to 30 units per acre will allow limited new residential development in High Density Residential areas to occur at higher densities than exists today and might encourage existing developed parcels to redevelop to higher densities. Also, the 30 units per acre in areas with the Mixed-Use designation and 50 units per acre in areas with the Downtown Mixed-Use designation could encourage private redevelopment activities. A potential for redevelopment with increases in development density and intensity in these areas would occur under the General Plan Update.

### **3.5 APPROACH TO CUMULATIVE IMPACT ANALYSIS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed in an EIR where identified environmental impacts are potentially “cumulatively considerable”, which is defined in Section 15065(a)(3) as “significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects”. Section 15130(b)(1) states that the cumulative impact discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the project alone, and should focus on the cumulative impact to which the identified other projects contribute.

The CEQA Guidelines Section 15130(b)(1) describes two allowable methods to determine the scope of projects considered in the cumulative impact analysis, as follows:

- (1) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- (2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

The cumulative impact analysis contained in this EIR uses the second method, which focuses on regional projections, assuming future growth and development reflects these projections. The proposed General Plan Update establishes goals and policies to guide long-term (year 2035) development within the City of Arcadia based on the evaluated maximum buildout. Similarly, SCAG's growth projections (population, housing, and employment), prepared as part of the Regional Transportation Plan (RTP), provide estimates of long-term development within the region where the City is located.

The City of Arcadia is part of SCAG's San Gabriel Valley Association of Cities subregion<sup>2</sup>, which is located within the Los Angeles County region of SCAG's six-County region. Therefore, the cumulative impact analysis in this EIR considers the environmental impacts of the proposed

<sup>2</sup> The San Gabriel Valley Association of Cities subregion includes the Cities of Alhambra, Arcadia, Azusa, Baldwin Park, Bradbury, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, Industry, Irwindale, La Puente, La Verne, Monrovia, Montebello, Monterey Park, Pasadena, Pomona, Rosemead, San Dimas, San Gabriel, San Marino, Sierra Madre, South El Monte, South Pasadena, Temple City, Walnut, West Covina, and unincorporated Los Angeles County areas within the boundaries of this subregion.

General Plan Update in combination with the potential environmental impacts of regional growth as projected in the 2008 RTP adopted growth forecasts for the San Gabriel Valley Association of Cities subregion through the year 2035. In compliance with CEQA Guidelines Section 15130(b)(1)(B), this approach provides for the consideration of the combined effect of similar impacts (e.g., growth-focused, long-term, and program-level for all areas of the San Gabriel Valley) based on regional projections within the same time frame as buildout of the City (through the year 2035) that could be cumulatively considerable, when evaluated with the impacts of the proposed General Plan Update.

Table 3-14 summarizes the growth projections for the City of Arcadia, the San Gabriel Valley Association of Cities subregion, and the SCAG region from the SCAG 2008 RTP between 2010 and 2035. City of Arcadia, SCAG, and SCAG subregional growth projections are provided for context. As noted above, the geographic context for the cumulative impact analysis, unless otherwise noted, is the San Gabriel Valley Association of Cities subregion. The six-county SCAG region is too large a geographic area to effectively or reasonably assess cumulative impacts from the City's General Plan Update.

Each environmental topic in Section 4.0 of this EIR provides a "cumulative impacts" subsection that includes the topic-specific cumulative impact analysis.

Section 15130(b)(3) of the CEQA Guidelines states that "lead agencies shall define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used". Unless otherwise indicated in each topical analysis in Section 4.0, the geographic scope used in the cumulative analysis includes the San Gabriel Valley Association of Cities subregion, for the reasons discussed above. However, there are environmental topics whose relevant geographic scope for purposes of cumulative impact analysis may be larger or smaller than this subregion, and may be defined by local, regional, or State agency jurisdiction or by environmental factors. One example is the geographic scope of cumulative air quality impacts, defined by the South Coast Air Quality Management District to encompass the South Coast Air Basin. The basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. This air basin is larger than the San Gabriel Valley and is noted in the analysis of cumulative air quality impacts.

**TABLE 3-14**  
**REGIONAL GROWTH PROJECTIONS FOR CUMULATIVE IMPACT ANALYSIS**

Area	Factor	2010	2035	Change
City of Arcadia <sup>a</sup>	Population	58,158	65,704	7,546 (13.0 %)
	Housing (du)	20,084	23,045	2,961 (14.7 %)
	Employment	27,128	30,356	3,228 (11.9 %)
San Gabriel Valley Association of Cities Subregion	Population	1,998,852	2,338,062	339,210 (17.0 %)
	Housing (du)	575,957	685,034	109,077 (19.0 %)
	Employment	809,846	890,626	80,780 (10.0 %)
SCAG Region	Population	19,418,349	24,057,292	4,638,943 (23.9 %)
	Housing (du)	6,086,983	7,710,716	1,623,733 (26.7 %)
	Employment	8,349,454	10,287,122	1,937,668 (23.2 %)

<sup>a</sup> The SCAG projections for the City of Arcadia vary from the City's projections described as part of the General Plan Update. These projections are provided here solely as context for the subregional projections, which include the City projections.

Source: SCAG 2008.

Conversely, the geographic scope of cumulative aesthetic impacts is limited to anticipated growth within immediately adjacent jurisdictions that share viewsheds or lines of sight with the City of Arcadia. Thus, where the geographic scope of the cumulative impact analysis under each topic varies from the San Gabriel Valley region, this is noted at the start of the analysis.

Table 3-15 summarizes the generalized geographic areas associated with the environmental topics addressed in Section 4.0, using the following categories: global, Statewide, regional (i.e., San Gabriel Valley Association of Cities subregion), local (i.e., City of Arcadia and adjacent jurisdictions), and other specific areas, as defined below.

**TABLE 3-15**  
**GEOGRAPHIC SCOPE OF CUMULATIVE IMPACT ANALYSIS**

Environmental Topic	Cumulative Geographic Area(s)
Aesthetics	Local
Agriculture and Forest Resources	San Gabriel Valley
Air Quality	South Coast Air Basin
Biological Resources	Local, Regional, and State (dependent on resource affected)
Cultural Resources	Local and San Gabriel Valley
Geology and Soils	San Gabriel Valley
Hazards and Hazardous Materials	San Gabriel Valley
Hydrology and Water Quality	Los Angeles River watershed
Land Use and Planning	San Gabriel Valley
Mineral Resources	San Gabriel Valley
Noise	Local and Regional
Population and Housing	San Gabriel Valley
Public Services	Los Angeles County, San Gabriel Valley, and local (dependent on service area of public service agencies)
Recreation	San Gabriel Valley
Transportation and Traffic	Local
Utilities and Service Systems	Local and Regional (dependent on service areas of utility providers)
Greenhouse Gases	Global

Finally, this EIR considers regional programs directed at mitigating cumulative impacts of development, such as those instituted for urban runoff related to water quality impacts. Where there is a topic-specific geographic scope or an applicable regional program, these are discussed within the cumulative impact subsection of each environmental topic addressed in Section 4.0 of this EIR.

### **3.6 SUBSEQUENT ACTIONS**

As a result of the General Plan Update, specific Zoning Regulations would no longer be consistent with the goals and policies of the General Plan. In addition, changes to the Land Use Policy Map would result in inconsistencies with the City's Zoning Map. Although under California law, charter cities, such as Arcadia, are not required to achieve General Plan/Zoning consistency, the City of Arcadia strives to do so. Table 3-16 presents the implementation actions that have been included in the General Plan Update to address identified inconsistencies.

**TABLE 3-16**  
**IMPLEMENTATION ACTIONS FOR CONSISTENCY AMONG POLICIES**

Implementation Action	Description
2-2. Comprehensive Update of Zoning Regulations	<p>Undertake a comprehensive update of the City's Zoning Regulations (Article IX, Chapter 2 of the Municipal Code) to address inconsistencies between the regulations and the General Plan. The update should include, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• Establishment of new zones to implement the MU and DMU designations</li> <li>• Amendment of the R-3 zone to reflect the density allowed in the HDR designation (up to 30 units per acre)</li> <li>• Establishment of a 1.0 FAR for Downtown, Santa Anita Avenue, and Live Oak</li> <li>• Review of the appropriateness of parking standards citywide; as a part of this effort, the City should explore the creation of a parking district downtown that would allow for sharing of parking and the reduction or elimination of on-site requirements.</li> <li>• Modifications necessary to achieve policies in the Housing Element regarding transitional and supportive housing and permanent emergency shelters</li> <li>• Evaluation of the uses currently allowed in industrial areas; potentially, different industrial uses might be appropriate for different areas</li> </ul>
5-9. Second Dwelling Units	The City will revise the Municipal Code as part of the General Plan Update to allow Accessory Living Quarters/Guest Houses to include a kitchen and to remove all covenant requirements regarding occupants and duration of stay.
5-12. Density Bonus	The City will modify its existing density bonus program in order to meet current State law within one year of adoption of the Housing Element.
5-13. Definition of Family	The City will amend its Municipal Code to either remove or modify the definition of family in order to ensure that the ordinance regulates land use types but not the users, within one year of adoption of the Housing Element.

The amendment of a policy document, such as the Municipal Code, would not lead to any direct development or changes to the environment. However, projects that would be regulated by the revised Municipal Code would have the potential to cause environmental impacts. Since the Code amendments are proposed to achieve consistency with the General Plan Update, the impacts that could be indirectly associated with the Municipal Code amendment are also the impacts of the General Plan Update, which are evaluated in this EIR. Thus, discussion of impacts related to future development in the City refers to the indirect impacts of the Code amendment. Specific changes to the Municipal Code, specifically the Zoning Regulations, are discussed below.

### 3.6.1 TEXT AMENDMENTS: ARTICLE IX – DIVISION AND USE OF LAND

Proposed text amendments to Chapter 2 (Zoning Regulations) and Chapter 3 (Setbacks) of Article IX would include:

1. Establish two new Mixed-Use Zones to correspond to and implement the Mixed-Use (MU) and Downtown Mixed-Use (DMU) land use designations, including regulation of permitted uses and establishment of development and design standards.
2. Amend Section 9255.2.7 (Dwelling Unit Density) to allow a maximum density of 30 units per acre and amend development standards to achieve this density.
3. Amend Section 9266.1 (M-1 Planned Industrial District – Uses Permitted) to allow emergency shelters.

4. Amend Chapter 2, Division 5, Part 7 (Density Bonus Ordinance) to reflect current State law.
5. Amend various regulations regarding housing to implement programs set forth in the Housing Element, including amendments to address transitional and supportive housing, residential care facilities, reasonable accommodation, manufactured housing, single-room occupancy housing, second dwelling units, and the definition of family.

### 3.6.2 ZONE CHANGES

The City's zoning map, referenced in Section 9233 (Zone Symbols and Map Division) of Article IX of the Municipal Code, is proposed to be amended to change the zones of various parcels to achieve consistency with the General Plan Land Use Policy Map. These zone changes include changes to:

1. Reflect the creation and application of the new zones to implement the Mixed-Use (MU) and Downtown Mixed-Use (DMU) land use designations; and,
2. Ensure correspondence between land use designations and zones applied to parcels citywide.

Table 3-17 will be used to interpret the correspondence between land use designations and zones.

**TABLE 3-17**  
**LAND USE DESIGNATIONS AND CORRESPONDING ZONE**

General Plan Land Use Designation	Corresponding Zones
RE: Residential Estate	R-M: Residential Mountainous Single Family R-O. 30,000: First One Family 30,000 R-O. 22,000: First One Family 22,000
VLDR: Very Low Density Residential	R-O. 22,000: First One Family 22,000 R-O. 15,000: First One Family 15,000 R-O. 12,500: First One Family 12,500 R-1. 15,000: Second One Family 15,000 R-1. 12,500: Second One Family 12,500 R-1. 10,000: Second One Family 10,000 R-1. 7,500: Second One Family 7,500
LDR: Low Density Residential	R-O. 12,500: First One Family 12,500 R-1. 15,000: Second One Family 15,000 R-1. 12,500: Second One Family 12,500 R-1. 10,000: Second One Family 10,000 R-1. 7,500: Second One Family 7,500
MDR: Medium Density Residential	R-2: Medium Density Multiple Family
HDR: High Density Residential	R-3: Multiple Family
C: Commercial	CPD-1: Commercial Planned Development-1 C-O: Professional Office C-2: General Commercial
C: Commercial (Santa Anita Avenue, Huntington Drive, Colorado Place 1.0 FAR)	C-2: General Commercial CBD: Central Business District
RC: Regional Commercial	C-2: General Commercial

**TABLE 3-17 (Continued)**  
**LAND USE DESIGNATIONS AND CORRESPONDING ZONE**

General Plan Land Use Designation	Corresponding Zones
HR: Horse Racing	S-1: Special Use Zone H: Special Height Zone SP: Specific Plan
MU: Mixed-Use	New Zone Required
DMU: Downtown Mixed-Use	New Zone Required
C/LI: Commercial/Light Industrial	C-M: Commercial Manufacturing M-1: Planned Industrial District
I: Industrial	C-M: Commercial Manufacturing M-1: Planned Industrial District
P/I: Public/Institutional	S-2: Public Purpose Zone
OS-OR: Open Space-Outdoor Recreation	OS: Open Space
OS-RP: Open Space-Resource Protection	OS: Open Space

These amendments to the Zoning Regulations may be undertaken and approved with the adoption of the General Plan Update or subsequent to the General Plan Update. Since new development pursuant to the Zoning Regulations would be consistent with the allowable development under the revised General Plan, the discussion of environmental impacts in this EIR, as they relate to future development in the City, also refer to the indirect impacts of the amendments to the Zoning Regulations.

Other regulatory tools used to implement the General Plan may also be amended, as necessary, to achieve General Plan consistency and allow for its effective implementation over time. These regulatory tools include:

- Municipal Code Article IX, Division and Use of Land;
- Municipal Code Article III, Public Safety;
- Municipal Code Article IV, Chapter 6, Noise Regulations;
- Redevelopment Plan for Central Redevelopment Project Area;
- Specific Plans;
- Design Guidelines;
- Transportation Master Plan;
- Water Master Plan, Water Supply Assessment, and Sewer Master Plan and Hydraulic Modeling Report; and
- Parks and Recreation Master Plan; 15-year Parks Rehabilitation Master Plan.

Future amendments to these regulations and plans shall be evaluated in light of the analysis in this EIR to determine the appropriate subsequent environmental review.

### **3.7 PROJECT OBJECTIVES**

Section 15124 of the CEQA Guidelines requires an EIR to include a statement of the proposed project's objectives. This disclosure will assist in developing the range of project alternatives to be investigated in the EIR, as well as to provide a rationale for the adoption of a Statement of

Overriding Considerations if one is needed. The proposed General Plan Update seeks to achieve the following key objectives, which are based on the City's Guiding Principles for future decision-making:

1. To establish a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents.
2. To promote a balanced, integrated, multi-modal circulation system, which includes streets, sidewalks, bikeways, and trails, that is efficient and safe and that connects neighborhoods to jobs, shopping, services, parks, and open space areas.
3. To preserve the City's identity as a "Community of Homes" by protecting and preserving the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.
4. To maintain a commitment to working with the school district to achieve mutually beneficial goals.
5. To embrace and celebrate the cultural diversity of Arcadia through the promotion of activities and programs that strengthen the community bonds
6. To affirm the City's commitment to environmental sustainability by taking actions that work toward achieving regional environmental quality goals, providing local government support, encouraging partnerships, and fostering innovation in sustainable principles.
7. To provide high-quality services that generate a source of civic pride and bring the community together.
8. To encourage the retention, rehabilitation, and development of diverse housing that meets people's needs in all stages of their lives.
9. To promote a healthy economy with a diversified employment and fiscal base that is accessible to local residents and responsive to local needs, while providing a balance of regional serving businesses that attract additional regional income.
10. To maintain and enhance special places and features that contribute to the City's character, such as Santa Anita Park, the Los Angeles County Arboretum and Botanical Garden, a vibrant Downtown, the urban forest, attractive streetscapes, diverse parks, historic buildings and places, and nearby mountain views.

### **3.8 INTENDED USES OF THE EIR**

#### **3.8.1 CITY OF ARCADIA**

The City of Arcadia is expected to use the information contained in this EIR for consideration of approvals related to and involved in General Plan implementation over the long term. Potential actions to be considered by the City of Arcadia may include, but not be limited to, those actions below.

##### **Primary Discretionary Actions**

- Certification of the Final EIR for the General Plan Update
- Adoption of the General Plan Update
- Adoption of amendments to the Municipal Code and Zoning Map to achieve consistency with the General Plan

### **Subsequent Discretionary and Ministerial Actions**

In addition to the discretionary actions listed above, subsequent actions by the City of Arcadia to implement the General Plan Update may include:

- Capital Improvement Plan,
- Redevelopment Activities,
- Tract Map/Parcel Map Approval,
- Lot Line Adjustments,
- Demolition, Grading and Building Permits,
- Conditional Use Permits, and/or
- Other entitlement action(s) required by the Municipal Code for development proposals.

### **3.8.2 RESPONSIBLE AND TRUSTEE AGENCIES**

The EIR provides environmental information to responsible and trustee agencies and other public agencies that may be required to grant approvals or coordinate with the City of Arcadia as a part of the implementation of the General Plan Update. These agencies may include, but are not limited to, the following:

- The U.S. Army Corps of Engineers;
- The California Department of Transportation (Caltrans);
- The Metropolitan Water District of Southern California;
- The South Coast Air Quality Management District;
- The State Water Resources Control Board/Regional Water Quality Control Board;
- School Districts;
- The Los Angeles County Flood Control District; and/or
- The California Department of Fish and Game.

Other permits may be needed from various public agencies depending on the potential to affect their respective facilities or in accordance with their regulatory functions.