

Chapter 11:

IMPLEMENTATION PLAN

Arcadia General Plan

This Implementation Plan guides elected City officials, Commissions and Committees, staff, and the public in developing programs and actions that will implement adopted General Plan goals and policies.

Each implementation measure 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. Some of the implementation measures are processes or procedures that the City currently administers on a day-to-day basis, while others identify new programs or projects. Completion of the identified measures will be subject to funding availability. The programs should be updated concurrent with the annual budget process and whenever the City's General Plan is amended or updated to provide continued consistency and usefulness.

Each implementation program relates directly to one or more General Plan policies in the elements. The programs begin with Chapter 2: Land Use and Community Design Element. For each program, the related General Plan policies are listed, along with the responsible agencies or City departments, the recommended time frame, and likely funding source(s). The programs are grouped by element but can relate to policies in more than one element.

Key to Time Frames:

Short Term = 1-5 years
Mid-Term = 5-10 years
Long Term = 10+ years
Ongoing = May require short-, mid-, and long-term actions

2. Land Use and Community Design Element

2-1. Public Involvement in Planning Decisions

The City will provide a forum for public debate of local issues through the continued use of print media, the City's website and newsletter, local television, water billing inserts, and other forms of available media.

The City will encourage informal meetings between resident groups and developers on large proposed development projects that may impact Arcadia's residential neighborhoods. Facilitate interaction

between developers and neighborhood interest groups, and provide developers with the opportunity to inform and obtain feedback from affected residents. Encourage developers to meet with affected groups, and encourage Arcadia residents to provide input on proposed developments.

Responsible Agency:	City Manager's Office; Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	

Sustainability Focus? No

2-2. Comprehensive Update of Zoning Regulations

The City will 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:

- Establishment of new zones to implement the MU and DMU designations,
- Amendment of the R-3 zone to reflect the density allowed in the HDR designation (up to 30 units per acre)
- Establishment of a 1.0 FAR for Downtown, Santa Anita Avenue, and Live Oak.
- 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.
- Modifications necessary to achieve policies in the Housing Element regarding transitional and supportive housing and permanent emergency shelters.
- Evaluation of the uses currently allowed in industrial areas; potentially, different industrial uses might be appropriate for different areas.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Departmental budget
Time Frame:	To be adopted in conjunction with the General Plan
Related Policies:	LU-1.6; LU-10.1; LU-12.1; H-3.3

Sustainability Focus? Yes

2-3. Annual Review of General Plan, Land Use Policy Map, and Environmental Indicators

The City will annually review implementation of the General Plan and Land Use Map to identify development, and evaluate accomplishments, priorities, and potential modifications. Due to Arcadia's charter city status, the review is not mandatory (Government Code Section 65700) but will be helpful in working towards full implementation of the General Plan.

Pursuant to the provisions of Government Code Section 65401, ensure that all departments within the City and all other local government agencies submit a list of proposed projects to the City, and that the

City review and report on the consistency of these projects to the City Council as part of the General Plan Annual Review and Update Report.

Responsible Agency:	All City departments
Funding Source:	Departmental budget
Time Frame:	Ongoing
Related Policies:	All policies
Sustainability Focus?	No

2-4. Review and Adjust Fees

The City will periodically review and adjust the fees charged for City services, use of public facilities, development review, and impacts from new development when the assumptions and costs used to determine fees change over time.

Responsible Agency:	All Departments
Funding Source:	General Fund; Special Revenue Funds
Time Frame:	Ongoing
Related Policies:	Fees from Every Department
Sustainability Focus?	No

2-5. Downtown Planning Efforts

The City will implement Downtown planning efforts to provide a fine-grained guide to desired development and public improvements throughout Downtown. These efforts should include:

- Pedestrian connections from the Gold Line Station to the rest of the Downtown area, including the installation of shade trees, lighting, and signage
- Bicycle connections with the station and secure bicycle parking at the station area
- Bus and other public transportation connections between the station and major attractions in Arcadia, such as Santa Anita Park and the regional shopping mall
- Creation and design of public open space and a central outdoor community gathering space
- 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
- Shared parking arrangements and/or parking districts
- Coordinated signage and beautification efforts

Responsible Agency:	Development Services Department – Planning, Engineering, Economic Development, and Redevelopment Agency
Funding Source:	General Fund and Redevelopment Agency Funds
Time Frame:	Short Term (1-5 years); new development standards and parking requirements to implement the new mixed use designations will be adopted in conjunction with adoption of the new General Plan (anticipated by the end of 2010).
Related Policies:	LU-1.8; LU-10.1; LU-10.2; LU-10.3; LU-10.4; LU-10.6; LU-10.7; LU-10.8; LU-10.9; LU-10.10; LU-10.11; LU-10.12; LU-10.13; LU-10.14; CI-3.4
Sustainability Focus?	Yes

2-6. Signage Plan

The City will replace and add new way-finding signs directing traffic from key locations such as the I-210 Freeway and Huntington Drive.

Responsible Agency:	Development Services Department – Engineering Services
Funding Source:	General Fund
Time Frame:	Mid-Term (5-10 years)
Related Policies:	CI-2.2
Sustainability Focus?	No

2-7. Design Review Process

The City will continue the design review process to ensure that new development is consistent with the character and scale of the surrounding neighborhood. Continue to use comprehensive design guidelines to inform the process.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Departmental budget
Time Frame:	Ongoing
Related Policies:	LU-3.1; LU-3.2; LU-3.3; LU-3.4; LU-3.5; LU-3.6; LU-3.7; LU-4.1; LU-4.2; LU-4.6; LU-4.7; LU-7.4
Sustainability Focus?	Yes

2-8. Mixed Use Design Guidelines

The City will establish design guidelines for mixed-use buildings from which vibrant, attractive, and high-quality developments can be built.

Responsible Agency:	Development Services Department – Planning and Engineering Services; Redevelopment Agency
Funding Source:	General Fund and Redevelopment Agency Funds
Time Frame:	New development standards will be adopted in conjunction with adoption of the new General Plan (anticipated by the end of 2010).
Related Policies:	LU-6.5; LU-6.7; LU-10.1; LU-10.3; LU-10.4; LU-10.7; LU-10.11; LU-10.12; LU-12.1; LU-12.3
Sustainability Focus?	Yes

2-9. Development of Parking Districts

The City will explore the feasibility and appropriateness of establishing parking districts for major commercial corridors, in particular for Downtown, Baldwin Avenue between Huntington Drive and West Camino Real Avenue, and for First Avenue between Huntington Drive and Duarte Road. Allow for shared parking arrangements.

Responsible Agency:	Development Services Department – Planning and Engineering Services and Public Works Services
Funding Source:	Redevelopment Agency Funds; General Fund

Time Frame:	Ongoing; parking study to commence first quarter of 2011.
Related Policies:	LU-6.3; LU-6.4; LU-8.8; LU-11.2; CI-7.1; CI-7.2
Sustainability Focus?	Yes

2-10. Baldwin Avenue Corridor Strategy

The City will capitalize on Baldwin Avenue's unique role as a major shopping and dining destination by establishing a marketing and branding strategy for the corridor. Consider establishing a Business Improvement District to fund activities. This strategy would need to include Chamber of Commerce and/or businesses in the area.

Responsible Agency:	Development Services Department – Planning Services; Redevelopment Agency
Funding Source:	General Fund
Time Frame:	Short-Term (1-5 years)
Related Policies:	LU-6.6; LU-6.9; LU-14.1; LU-14.2; LU-14.3; LU-14.4; LU-14.5; LU-14.6
Sustainability Focus?	No

2-11. Gateway Program

The City will 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.

Responsible Agency:	City Manager's Office, Public Works Services, and Development Services Department – Planning and Engineering Services
Funding Source:	General Fund and Private
Time Frame:	Ongoing
Related Policies:	LU-2.5; LU-2.7; LU-6.10
Sustainability Focus?	No

2-12. Monitor Development in Neighboring Jurisdictions

The City will actively review the land use planning efforts of neighboring jurisdictions. When appropriate, provide constructive comments on the decisions that will impact Arcadia; when appropriate, present issues to Planning Commission and City Council.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Departmental budget
Time Frame:	Ongoing
Related Policies:	LU-16.5
Sustainability Focus?	No

2-13. Street Trees

The City will 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.

Responsible Agency:	Public Works Services
Funding Source:	General Fund and Private
Time Frame:	Ongoing
Related Policies:	LU-2.1; LU-6.11; LU-10.4; LU-11.1; LU-12.4; PR-3.3
Sustainability Focus?	Yes

2-14. Citywide Public Art Master Plan

The City will 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.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Public and Private Funds; General Funds
Time Frame:	Ongoing
Related Policies:	LU-2.3; LU-2.4; LU-10.14
Sustainability Focus?	Yes

2-15. Site Planning

The City will continue to use site planning review to ensure that site development and buildings in particular avoid environmentally sensitive areas, such as geologic hazards, unique landforms, and areas of high biological sensitivity. On hillside properties, development shall minimize grading and maintain building mass and scale that are sensitive to the topography.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	LU-3.5; LU-3.6; LU6.1; LU-6.12; LU-6.13; LU-9.1; CI-4.12; RS-8.1, RS-8.1; RS-8.3
Sustainability Focus?	Yes

2-16. Coordination with Arcadia Unified School District

The City will continue to coordinate with the Arcadia Unified School District in the review of residential development applications. The City will request that AUSD indicate the level of facilities available to house new students that would be generated from development projects. Pursuant to State law and as implemented by AUSD, residential development shall be responsible for providing the necessary funding/resources to establish or expand facilities commensurate with impact.

Coordinate with AUSD to establish a clear methodology for determining the impacts of development within the City upon school facilities, including the following:

- Student generation ratios for residential development
- Provide any help needed by AUSD to calculate with school impact fees.
- Potential credits for contributions made from City parks and recreation funding mechanisms to establish joint use school/park facilities

Responsible Agency:	Development Services Department – Planning and Building Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	LU-8.5; CI-6.1; CI-6.5
Sustainability Focus?	No

3. Economic Development

3-1. Actively Attract Businesses

The City will evaluate the potential benefits of actively working to attract businesses in the commercial zoned and mixed use areas. If, after analysis, active pursuit of businesses in these sectors is found to be a good course of action, develop a strategy for this pursuit.

Responsible Agency:	Development Services Department – Economic Development, Redevelopment Agency, and Arcadia Chambers of Commerce
Funding Source:	Redevelopment Agency Funds
Time Frame:	Ongoing
Related Policies:	ED-1.2; ED-1.3; ED-1.6; ED-1.7
Sustainability Focus?	No

3-2. Downtown Business Improvement District

The City will explore the establishment of a Downtown Business Improvement District to help ensure the area has a strong voice advocating for it and to help pay for the streetscape improvements, graffiti cleanup, and pedestrian safety measures that will help to attract more customers to the area.

Responsible Agency:	Development Services Department - Redevelopment Agency, Economic Development, Planning, and Engineering Services
Funding Source:	General Fund, and Redevelopment Agency Funds
Time Frame:	Short Term (1-5 years)
Related Policies:	ED-1.5; ED-2.1; ED-2.2; ED-2.3; ED-2.4

3-3. Update of Economic Analyses

The City will regularly update economic analyses to provide for informed decision-making and ongoing evaluation of the City's financial health and future.

Responsible Agency:	Development Services Department – Economic Development
Funding Source:	Redevelopment Agency Funds
Time Frame:	Ongoing
Related Policies:	ED-1.9; ED-1.10

Sustainability Focus? No

3-4. Special Events, Strategic Marketing, and Branding Programs

The City will continue to conduct special events and develop strategic marketing and branding programs to promote the downtown retail and restaurant businesses and other small businesses through partnerships with stakeholders and others.

Responsible Agency: City Manager's Office and Development Services Department – Economic Development
Funding Source: General Fund and Redevelopment Agency Funds
Time Frame: Ongoing
Related Policies: ED-1.10; ED-2.4; ED-5.4
Sustainability Focus? No

3-5. Coordination with Development Community

The City will regularly reach out to area developers to promote available development opportunities in the City. This can include, for example, notification to real estate brokers of available properties and workshops to review City zoning regulations and development review processes.

Responsible Agency: Development Services Department – Redevelopment Agency, and Economic and Planning Services
Funding Source: General Fund and Redevelopment Agency Funds
Time Frame: Ongoing
Related Policies: ED-3.2
Sustainability Focus? No

3-6. Partnerships with Stakeholders Group

The City will promote long-term partnerships with stakeholder groups such as the Chamber of Commerce and local business associations to facilitate business recruitment, retention, and expansion.

Responsible Agency: Development Services Department – Economic Development
Funding Source: Redevelopment Agency Funds
Time Frame: Ongoing
Related Policies: ED-3.1; ED-1.10; ED 5.4
Sustainability Focus? No

3.7. Redevelopment Agency's Five-Year Implementation Plan

The City will 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.

Responsible Agency:	Development Services Department – Redevelopment Agency
Funding Source:	Redevelopment Agency Funds
Time Frame:	Ongoing; every 5 years (with updates at mid-term or as required by law)
Related Policies:	ED-4.2; ED-4.6; ED-4.7
Sustainability Focus?	No

4. Circulation and Infrastructure Element

4-1. Achieve Consistency in Roadway Rights-of-way

The City will 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.

Responsible Agency:	Development Services Department – Engineering Services
Funding Source:	County, State and Federal Grants, Prop C, and Measure R
Time Frame:	Long Term (10+ years)
Related Policies:	CI-1.1; CI-1.2
Sustainability Focus?	No

4-2. Complete Streets

The City will, through the Capital Improvement and Equipment Plan, develop timeframes and actions for achieving the “complete streets” concepts set forth in the Circulation and Infrastructure Element. This includes establishing bikeways consistent with the Bikeway Plan and implementing principal transit corridors. Pursue complete streets implementation as set forth in the Capital Improvement and Equipment Plan once standards and time frames are adopted.

Responsible Agency:	Development Services Department – Engineering Services
Funding Source:	County, State and Federal Grants; Prop C; Measure R
Time Frame:	Long Term (10+ years)
Related Policies:	CI-1.1; CI-1.2; CI-1.7; CI-3.1; CI-3.2; CI-4.1; CI-4.2
Sustainability Focus?	Yes

4-3. Reciprocal Vehicular and Pedestrian Access

The City will, as part of the development review process for commercial development projects, look for opportunities and legal mechanisms to provide for reciprocal vehicular and pedestrian access between adjacent properties, even if such properties are under separate ownership. The purpose of requiring reciprocal access, where physically feasible, is to mitigate disruption of on-street traffic flow, encourage pedestrian activity, and reduce vehicular emissions from traffic to commercial businesses.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Related Policies:	CI-4.8; CI-4.5; CI-7.2
Sustainability Focus?	Yes

4-4. Pedestrian Accommodation Master Plan

The City will 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):

- Identification of needed sidewalk repairs and areas where sidewalks are missing
- Preferred walking routes to schools and parks
- Landscaping improvements needed to increase shade
- Areas where obstructions to pedestrian traffic need to be removed
- Locations for paseos and similar connections between buildings in commercial areas
- Locations for enhanced crossings
- Coordinated signage

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	General Fund and Grants
Time Frame:	Short Term (1-5 years)
Related Policies:	CI-4.5; CI-4.6; CI-4.7; CI-4.12; CI-4.13; CI-6.2; RS-2.5
Sustainability Focus?	Yes

4-5. Conduct a Citywide Bicycle Study and Develop a Bicycle Plan

The City will, using the Bicycle Plan as a basis (Figure CI-7), develop a detailed bicycle transportation plan that establishes the planning, implementation, and design details of bicycle facility and amenity elements, including the identification of both capital and operating funding sources. The plan should be in a format suitable for obtaining public funding.

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	Proposition C
Time Frame:	Short Term (1-5 years)
Related Policies:	CI-4.1; CI-4.2; CI-4.3; CI-4.4; CI-4.9; CI-4.11; CI-4.12; CI-4.13; RS-2.5
Sustainability Focus?	Yes

4-6. Conduct a System Planning and Design Feasibility Study for an Advanced Traffic Control System

The City will develop a plan that includes all traffic signals in the City (preferably including Caltrans signals), as well as vehicle detectors, camera surveillance, adaptive signal timing control software, and changeable message signs, as appropriate.

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	Proposition C
Time Frame:	Short Term (1-5 years)
Related Policies:	CI-2.4
Sustainability Focus?	Yes

4-7. Install an Advanced Traffic Signal Control System

The City will 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.

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	Proposition C
Time Frame:	Short Term (1-5 years)
Related Policies:	CI-2.4
Sustainability Focus?	No

4-8. Develop a Prototype Neighborhood Traffic Management Program

The City should identify appropriate traffic-calming tools for different types of roadways, and establish a process and procedures for the study of traffic-calming needs and the development of appropriate traffic-calming programs in residential neighborhoods, as applicable.

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	CI-2.1; CI-5.1; CI-5.2; CI-5.3
Sustainability Focus?	Yes

4-9. Regional Coordination

The City will work with Caltrans, the Southern California Association of Governments, the South Coast Air Quality Management District, the Metropolitan Transit Agency of Los Angeles County, and the cities of Pasadena, Sierra Madre, Monrovia, Irwindale, El Monte, and Temple City to coordinate regional transportation facilities. Coordination efforts shall include:

- Participation in implementing policies contained in the West San Gabriel Valley Air Quality Consortium Plan
- Coordination with Caltrans, Los Angeles County, and adjacent cities to maintain and expand the system of park-and-ride lots along with an active rideshare matching program
- Coordinating the City's circulation and bicycle plans with regional circulation planning efforts
- Developing a local transit circulator that serves key business districts in Arcadia and surrounding communities, with connections to the Gold Line Stations
- Monitoring and pursuing federal, state, and regional funds for local and regional traffic improvements

Responsible Agency:	Development Services Department – Planning and Engineering Services
Funding Source:	General Fund; Prop C; Prop A; and Measure R
Time Frame:	Ongoing
Related Policies:	CI-4.10; CI-8.1; CI-8.2; CI-8.3; CI-8.4; CI-8.5
Sustainability Focus?	Yes

4-10. Implement Roadway Modifications

The City will implement the following roadway modifications as identified in the Circulation Element:

- First Avenue, between California Street and Duarte Avenue: Restripe from four to two lanes
- Colorado Boulevard, between Santa Anita and Fifth Avenue: Restripe from two to four lanes
- Santa Clara Street between Santa Anita Avenue and Fifth Avenue: Restripe from two to four lanes
- Santa Anita Avenue between Santa Clara Street and Colorado Boulevard: Restripe from four to six lanes

These changes are planned to the existing street system. They are not needed in the short term but will eventually be necessary by build-out of the General Plan.

Responsible Agency:	Development Services Department – Engineering Services
Funding Source:	County, State and Federal Grants; Prop C
Time Frame:	Long Term (10+ years)
Related Policies:	CI-1.1; CI-1.2
Sustainability Focus?	No

4-11. Management of Storm Water and Irrigation Runoff

The City will 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.

Responsible Agency:	Public Works Services; Development Services Department –Engineering Services
Funding Source:	General Fund and Grants
Time Frame:	Ongoing
Related Policies:	CI-11.1; CI-11.2; CI-11.3; CI-11.4; CI-11.5; RS-4.2; RS-4.4; S-2.3
Sustainability Focus?	Yes

4-12. Water System Enhancements

4-12.1.

The City will develop water system facilities and capabilities that allow for the effective mixing and circulation of water stored in aboveground reservoirs.

4-12.2.

The City will study the need for seismic control valves on water transmission mains, and implement as the study indicates as necessary. Provide for transmission main redundancy.

4-12.3.

The City will provide specialized water pipe crossings to span the Raymond Fault.

4-12.4.

The City will install and maintain radio read water meters throughout the City.

4-12.5.

The City will provide water quality modeling and calibration to identify areas of reduced quality and stagnation.

Responsible Agency:	Public Works Services
Funding Source:	Water Fund and Grants
Time Frame:	Short Term (2-7.1 and 2-7.5); Ongoing (2-7.4); Long Term (2-7.2 and 2-7.3)
Related Policies:	CI-9.2; CI-9.3; CI-9.5; CI-9.6; CI-9.7
Sustainability Focus?	Yes

4-13. Coordination with Utility Agencies and City Facilities

The City will coordinate with the Los Angeles County Department of Public Works (flood control), Sanitation Districts of Los Angeles County, contracted solid waste service providers, Southern California

Edison, the Gas Company, and others to ensure that service can and will be provided consistent with General Plan goals and policies.

Provide local utility providers with a copy of the General Plan annual review report for review and comment.

4-13.1. Organized Record-Keeping System for Utilities and Streets.

The City will establish an organized system of record-keeping for City files and plans. Provide central storage and digital library of all City documents, including deeds, facility plans, street plans, and utilities. Require digital file of all utility as-builts for utilities in the public right-of-way and private easements.

4-13.2. GIS Database for City Facilities

The City will provide GIS database for City facilities, i.e. facility plans for fire, police station, community center, City Hall, etc., entered into a GIS database, with parcel information, streets, and other facilities. This would help with inventory control, staffing, and maintenance.

Responsible Agency:	Public Works Services; Development Services – Engineering Services
Funding Source:	General Fund and Enterprise Funds
Time Frame:	Ongoing
Related Policies:	CI-9.4; CI-10.1; CI-13.2; CI-13.3; LU-8.1; LU-1.5
Sustainability Focus?	No

4-14. Infrastructure Master Plan Updates

The City will continue updates in five-year increments for master plans for water, sewer, and streets.

Responsible Agency:	Public Works Services; Development Services Department – Engineering
Funding Source:	General Fund and Enterprise Funds
Time Frame:	Every 5 years
Related Policies:	CI-1.1; CI-1.5; CI-9.4; CI-10.1
Sustainability Focus?	Yes

4-15. Inspection and Replacement of Sewer Lines

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.

Responsible Agency:	Public Works Services
Funding Source:	Enterprise Funds
Time Frame:	Ongoing
Related Policies:	CI-10.1; CI-10.2; CI-10.3; CI-10.4; CI-10.5; CI-10.6
Sustainability Focus?	Yes

4-16. Storm Drain System Improvements

As part of the Capital Improvements and Equipment Plan, the City will 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.

Responsible Agency:	Public Works Services; L.A. County Public Works
Funding Source:	General Fund
Time Frame:	Long Term (10+ years)
Related Policies:	CI-11.1; CI-11.2; CI-11.3; CI-11.4; CI-11.5
Sustainability Focus?	Yes

5. Housing Element

The goals and policies outlined in the Housing Element address Arcadia’s identified housing needs and are implemented through a series of housing programs offered primarily through the Development Services Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The housing programs for addressing community housing needs cover the following five issues:

- Housing Conservation
- Housing Production
- Provision of Affordable Housing
- Mitigation of Governmental Constraints
- Promotion of Equal Housing Opportunity

The housing programs presented below include existing programs in Arcadia as well as revised and new programs that have been added to address new State law and the City’s unmet housing needs.

5-1. Home Rehabilitation

The City has established a housing grant program intended to support housing rehabilitation for low-income homeowners. This program offers low-income homeowners grants of up to \$20,000 to make necessary improvements such as enhancing electrical, plumbing, roofing, and accessibility to low-income groups that may not have the means to fund these improvements themselves.

Forty-eight homeowners received the grant from 2017-2020. The City recognizes housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. Grants will continue to be incorporated during the 6th Cycle. Additionally, in 2013, the City added condominiums to the list of properties eligible for this funding, greatly expanding the scope and reach of the program. Condominiums are afforded grants up to \$15,000.

Objectives:

- Continue to provide grants to qualified low- and moderate-income homeowners.

- Encourage homeowners to include energy efficiency improvements as part of the rehabilitation projects.
- Utilize social media and City newsletters to disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program on a quarterly basis.
- Improve up to 14 housing units annually.

Responsible Agency:	Development Services Department, Economic Development
Funding Source:	Community Development Block Grants (CDBG)
Time Frame:	Engage in outreach on a quarterly basis that will begin after the Housing Element Adoption; Ongoing provision of assistance; annual allocation of funding
Related Policies:	H-1.1; H-1.2; H-1.3; H-1.4; H-1.5
Sustainability Focus?	Yes

5-2. Code Enforcement

Arcadia is known for beautiful neighborhoods and high property values. To help maintain this excellent reputation, the City has adopted a number of regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners. The Code Services Division enforces these laws to address code compliance issues.

Objectives:

- Continue code enforcement activities and connect households in need with City rehabilitation programs.
- Provide proactive code enforcement of vacant properties by conducting outreach to the surrounding community to provide information on how to report property maintenance concerns and working to contact property owners and resolve code violations.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Begin outreach within 3 months of Housing Element adoption; Conduct outreach on an ongoing quarterly basis
Related Policies:	H-1.1; H-1.2
Sustainability Focus?	No

5-3. Residential Design Guidelines

State Housing law includes various exemptions for projects with an affordable housing component that limit a City's ability to apply discretionary design review requirements for certain residential projects. State Housing law requires objective design standards be available for housing projects where the City's discretion over design review is otherwise preempted per State law. Funded by a recent State housing grant, the City has recently adopted objective development standards for multi-family development. These standards will replace design guidelines and the design review process for qualifying multi-family projects and all affordable housing projects. "Qualifying" projects means all those projects submitted for multi-family units that do not require some other discretionary action such as a Subdivision Map or a Variance. Through this process, the City will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include over 20 percent of its units allocated to affordable housing. The City's recent Ordinance (Ordinance No. 2390) amends existing development standards to replace or remove all subjective standards for projects

with an affordable housing component or other qualifying project with objective standards that do not impede the type and density of housing it is intended to allow. These projects will be approved ministerially without a discretionary design review process. It is anticipated that the objective development standards will be taken to the City Council and in place in the first half of 2022.

As stated above, the City of Arcadia will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will review current development standards to ensure reasonable accommodation of a variety of housing types and densities. The City will amend existing development standards, as appropriate, to address subjective standards as applicable to projects with a minimum affordable housing component.

Objective:

- Disseminate information to property owners regarding the Residential Design Guidelines.
- Continue to apply design guidelines through plan-check and review process.
- Review and update objective design standards for compliance with State Law

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Standards have been approved as of August 2022 and the new standards will be implemented over the next six (6) months.
Related Policies:	H-4.1, H4.2, H-4.3, H-4.4
Sustainability Focus?	Yes

5-4. Preservation of At-Risk Units

The City will continue to monitor the publicly assisted and deed-restricted units as well as work with developers to maintain existing affordable housing stock in the City.

Objectives:

- Pursuant to Government Code 65863.10-13, the City will notify owners of affordable properties of the State Preservation Notice Law that requires rental housing with expiring subsidies to be offered for sale first to qualified preservation purchasers at market value.
- Annually monitor the status of at-risk units annually by maintaining contact with the property owner and HUD Multifamily Housing division.
- Ensure that adequate noticing is provided to the tenants if the Section 8 contract is not renewed.
- Encourage County of Los Angeles Housing Authority to pursue special Section 8 vouchers from HUD, which are reserved for very low-income households displaced by the expiration of project-based Section 8 assistance.
- Work with the property owner to secure additional funding to replace the Section 8 funding if necessary.

Responsible Agency:	Development Services Department
Funding Source:	Community Development Block Grants (CDBG)
Time Frame:	Ongoing; annually monitor status of at-risk units; immediately notify property owners with expiring subsidies
Related Policies:	H-5.1, H-5.2
Sustainability Focus?	Yes

5-5. Preservation of Middle-Income Housing through New Housing Providers

The City Council adopted resolutions to join two newly formed Housing Providers, the California Community Housing Agency (CalCHA) and the California Statewide Communities Development Authority Community Improvement Authority (CSCDA-CIA) in June 2021. Both Providers focus on creating middle-income multifamily housing through the issuance of tax-exempt bonds to acquire existing apartment buildings. Following acquisition, the Providers receives a property tax exemption over the life of the bonds. The acquired units are then converted to rent restricted housing for middle-income households earning no greater than 120% of the Area Median Income (AMI) with rent capped at no greater than 35% AMI. Prior to acquiring any properties in Arcadia, CalCHA and CSCDA-CIA would be required to submit their proposed acquisition to the City and receive City approval of the transaction.

Objectives:

- Support the issuance of tax-exempt bonds to create or preserve middle-income rental housing

Responsible Agency:	Development Services Department, Economic Development Division
Funding Source:	Housing Authority Bonds with City approval to forgo property taxes
Time Frame:	MOU with Middle-Income Housing Providers Entered, Annual Review
Related Policies:	H-1.3, H-1.6, H-1D
Sustainability Focus?	Yes

5-6. Residential Sites Inventory

The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Arcadia will respond to market conditions and will revise or add additional sites where appropriate or add additional incentives, if identified strategies are not successful in generating development interest. The City will include the report in its annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

Objectives:

- Update the inventory of vacant and underutilized sites annually to ensure adequate sites are available to accommodate the remaining RHNA.
- Provide sites inventory to interested developers.
- Monitor the development trends in the City annually, particularly on the sites identified in this Housing Element to ensure that the City has adequate remaining capacity for meeting the RHNA. Identify additional sites to replenish the sites inventory if necessary.

Responsible Agency:	Development Services Department, Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing monitoring; Update annually
Related Policies:	H-2.1, H-2.2, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	Yes

5-7. Expansion of the Downtown Mixed-Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Downtown Mixed-Use zone, in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-Use Expansion Focus Area. The sites identified within the surrounding area of the existing zoning designation, totals approximately 39 acres. These sites are assumed to yield 1,209 units, 313 of which are assumed to develop affordably, at a minimum density of 64 du/ac. While four of these sites are smaller than HCD's requirement of 0.5 acres, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Rezone commercial properties identified in the Sites Inventory within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:

Development Services Department

Funding Source:

General Fund

Time Frame:

Within 36 months of adoption of the 6th Cycle Housing Element

Related Policies:

H-2.2, H-2.3, H-2.5, H-2.6

Sustainability Focus?

No

5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will implement an overlay on C-M parcels adjacent to the existing Downtown Mixed-Use zone, in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-Use Overlay Focus Area. The sites identified within the surrounding area of the existing zoning designation, totals approximately 8 acres. These sites are assumed to yield 152 units, 39 of which are assumed to develop affordably, at a minimum density of 64 du/ac. While 14 of these sites are smaller than HCD's requirement of 0.5 acres, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Implement an overlay to properties identified in the Sites Inventory within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:

Development Services Department

Funding Source:

General Fund

Time Frame:

Within 36 months of adoption of the 6th Cycle Housing Element

Related Policies:

H-2.2, H-2.3, H-2.5, H-2.6

5-9: Increase Residential Density of the Mixed-Use Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing Mixed-Use Zone. The City of Arcadia will increase the maximum density of the Mixed-Use Zone to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Mixed-Use Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 27 acres. These sites are assumed to yield 496 units, 131 of which are assumed to develop affordably at a minimum density of 40 du/acre. While four of these sites are smaller than HCD's requirement of 0.5 acres, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. This zone allows for 100 percent residential projects by right.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Increase density of the existing Mixed-Use zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund

Time Frame:	Within 36 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus?	No

5-10. Expand and Update the Residential Flex Overlay in the Las Tunas Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 60 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Las Tunas Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 14 acres. These sites are assumed to yield 626 units, 164 of which are assumed to develop affordably at a minimum density of 48 du/acre. While two of these sites are smaller than HCD's requirement of 0.5 acres, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Increase density of the Las Tunas Residential Flex Overlay on properties identified in the Sites Inventory to accommodate higher density residential, mixed-use development
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Live Oak Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 6 acres. These sites are assumed to yield 225 units, 58 of which are assumed to develop affordably at a minimum density of 40 du/acre. While one of these sites is smaller than HCD's requirement of 0.5 acres, , this siteis part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. With the implementation of this overlay, 100 percent residential projects would be allowed by right.

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Implement a Live Oak Residential Flex Overlay to commercially zoned properties identified in the Sites Inventory to accommodate higher density residential development.

- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-12. Establish an Overlay to Permit Residential Uses in the Commercial General Zone

To create increased opportunities for the development of new housing within Arcadia, the City will establish an overlay to permit residential uses within the Commercial General (C-G) Zone at a maximum density of 30 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the C-G Residential Flex Overlay Focus Area. Sites identified as part of this Focus Area totals approximately 74 acres. These sites are assumed to yield 870 units, 224 of which are assumed to develop affordably at a minimum density of 24 du/acre.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development of housing for persons of Low and Very Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Establish an overlay to allow residential development on Commercial-General zoned properties

- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department

Funding Source: General Fund

Time Frame: With 36 months of adoption of the 6th Cycle Housing Element

Related Policies: H-2.1, H-2.2, H-2.3, H-2.4, H-2.6

Sustainability Focus? No

5-13. Increase Density of the R-3 Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing high density residential, R-3 Zone. The City of Arcadia will increase the maximum density of the R-3 Zone to 40 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the R-3 Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 177 acres. These sites are assumed to yield 635 units, 165 of which are assumed to develop affordably at a minimum density of 32 du/acre.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing this rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 16 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Increase density of the existing R-3 zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus?	No

5-14. Develop a Specific Plan for the Arcadia Golf Course

The City owns the Arcadia Par 3 Golf Course and is evaluating the future sale of the property and/or the redevelopment of the site. The City will continue to work with developers to enter a Purchase and Sale Agreement and Development Agreement with a selected Development Team on the entitlement of the site. Per the requirements of the Surplus Land Act, and the City's agreement with HCD, a portion of the project will be dedicated to affordable housing units. The City will work with a selected developer to create a Specific Plan that provides a plan for preserving Open Space, and market-rate and affordable units that the development will include. Based on expressed developer interest, the City projects that 186 units will be developed on the Arcadia Golf Course Site, 80 of which will be affordable to low and very low income households. The City will facilitate all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory. The City will begin the process of initiating the Specific Plan in 2023 and anticipates the development of units on this site in 2025. At least 80 of the units developed on site will be affordable to low and very low income households.

Objectives:

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
 1. Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval.
 2. Accommodate a minimum of 20 units per site;
 3. Require a minimum density of 20 units per acre; and
 4. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 1. Allow 100 percent residential use, and
 2. Require residential use occupy 50 percent of the total floor area of a mixed-use project
- Enter a Purchase and Sale Agreement and Development Agreement
- Develop a specific plan that will allow for a minimum of 80 units affordable to low and very low income households.
- The City will monitor the progress of the Specific Plan and the buildout to ensure that at least 80 units affordable to low and very low income households are built. Should the City not achieve what was identified in the inventory, additional sites will be identified to meet the RHNA.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Initiate Specific Plan in 2023; anticipates the development of units on the site in 2025.
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6

5-15. Encourage Development of Housing Sites Listed in Inventory

The City will continue to encourage and facilitate residential and/or mixed-use development on sites listed in Appendix A inventory by providing technical assistance to interested developers for site identification and entitlement processing. The City will continue to support developers funding applications from other agencies and programs.

The City shall post the Sites Inventory, as shown in **Appendix A** on the City's webpage and will equally encourage and market the sites for both for-sale development and rental development. The City shall identify the appropriate incentives, potentially including promotion to developers of the benefits of density bonuses and related incentives, identification of potential funding opportunities, offering expedited entitlement processing, and offering fee waivers and/or deferrals, to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City.

Objectives:

- Host a webpage for the Sites Inventory as shown in **Appendix A**
- Identify incentives to encourage developers to develop affordable housing
- Review and update the Sites Inventory as necessary and provide information to interested developers.
- Annually review development trends to evaluate the effectiveness of incentive programs and revise as necessary

Responsible Agency: Development Services Department

Funding Source: General Fund

Time Frame: Ongoing, Within 12 months of adoption of the Housing Element

Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6

Sustainability Focus? No

5-16. Housing Density Bonus

The City will continue to evaluate and update Section 9103.15 – Density Bonuses for Affordable and Senior Housing of its Municipal Code to be consistent with State law. A Density bonus is an effective incentive to aid in the development of affordable housing units within Arcadia through providing concessions to proposed developments that meet specific affordability criteria. These concessions may take the form of additional residential units permitted beyond the density allowed in the base zoning, and relaxed parking standards. The City's current density bonus remains compliant by deferring to State Law by reference.

Objectives:

- Continue to evaluate and update the density bonus section of the City's Municipal Code to ensure consistency with State Law.
- Promote State density bonuses which are an effective incentive to aid in the development of affordable housing units through providing concessions to proposed developments that meet specific affordability criteria

Responsible Agency: Development Services Department

Funding Source:	General Fund
Time Frame:	Update Municipal Code within 12 months of adoption of the Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-17. ADU and JADU Incentive and Monitoring Program

The City of Arcadia believes Accessory Dwelling Units (ADUs) are a demonstrated method to provide affordable housing in the City. Due to recent legislation, the ability to entitle and construct ADUs has increased significantly. Additionally, the passing of SB 9 allows property owners to split a single-family lot into two lots, and either add a second home to their lot or split the lot into two and place duplexes on each. This creates the opportunity for four housing units on a property that is currently limited to a single-family home. The City anticipates that the passing of SB 9 will encourage the creation of ADUs and second units on single-family lots. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for affordable housing.

The City will create a monitoring and incentive program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels. Additionally, the City will review their ADU and JADU development progress every 2 years of the adoption of the 6th cycle Housing Element to evaluate if production estimates are being achieved. If ADUs are not being permitted as assumed in the Housing Element, the City will take the action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level is maintained to meet the City's RHNA needs. These actions may include additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need. In addition to measuring the development progress of ADUs every two years of the planning period, the City will monitor affordability trends of ADU production every two years during the planning period.

Objectives:

- Monitor the development of ADUs to identify strategies to incentivize ADU production
- Working with existing ADU owners to maintain existing affordable ADU rentals
- Establishing fee waivers for ADUs that will be made affordable to low and very low income households
- Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media
- Evaluate and assess the appropriateness of additional incentives to encourage ADU development

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Analyze methods within 12 months of Housing Element adoption; Establish programs (such as fee waivers) within 24 months of Housing Element adoption; outreach to ADU property owners regarding affordable ADU rentals on a semi-annual basis; Monitor the production and affordability of ADUs every two years of the planning period with; annual monitoring and review of ADU incentives if it is determined these

units are not meeting the lower-income housing need, the Town shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(h) and 65583.2(i).

Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-18. Candidate Sites Used in Prior Housing Element Planning Cycle

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5th Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households.

Appendix B of the 2021-2029 Housing Element identifies vacant and non-vacant sites that the City used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend the Zoning Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

- Are non-vacant and identified in the prior planning period; and
- Vacant sites included in two or more consecutive planning periods

Objectives:

- Amend the Zoning Code to permit residential uses by-right for housing development where at least 20-percent of units are affordable and were identified in the prior planning period

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-19. Inclusionary Housing Policy

The City has a substantial RHNA obligation of affordable housing that will be a challenge to accommodate due to prevailing project development costs include high land values. Therefore, the City must evaluate a variety of policy prescriptions that will encourage and facilitate the construction of below market-rate housing. The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Arcadia. The City will assess and analyze a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this initial assessment, the City will determine the appropriateness and application of inclusionary policies, and adopt policies, programs or regulations that will produce housing opportunities affordable to very low, low and moderate-income households.

The City has determined that a base inclusionary requirement of 20 percent for new residential development to be affordable to very low-, low-, and moderate-income households is appropriate as an

interim measure prior to the adoption of a final inclusionary ordinance or policy. The final inclusionary policy shall contain additional detail and address development of rental and for-sale housing affordable to very low, low- and moderate-income households, as well as the applicability of this requirement and its alternatives.

Objectives:

- Adopt interim inclusionary policy
- Explore and evaluate inclusionary options
- Adopt an inclusionary Ordinance if feasible

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Adopt interim inclusionary policy within 9 months of Housing Element adoption and finalize the Ordinance for adoption within 36 months of the Housing Element.
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-20. Lot Consolidation Incentives

Given the built-out nature in Arcadia, the City will continue to promote the consolidation of small lots with adjacent lots to provide opportunities for housing. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need of a public hearing or any discretionary action. The existing lot consolidation process is already a ministerial processing procedure for projects that meet the objective design standards. Lot line adjustments are an administrative process. Applications are reasonable in price and have a short processing time (10 business days). This active program will be advertised to small lot properties identified in the Housing Element and related incentives will be considered to promote the development of housing.

Objectives:

- Utilize the City's website and relationship with developers to advertise the Lot Line Adjustment process and incentives associated
- Continue to offer the following incentives to facilitate consolidation of small properties into larger parcels:
 1. Fee waivers
 2. Priority in permit processing
- Work with developers to identify additional incentives that could include:
 - Flexible Development Standards (setback requirements, reduced parking or increased height)
 - Committing resources for development of affordable housing on small sites
 - Priority in permit processing
- Update Fee Schedule to reflect Lot Consolidation Incentives

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Update fee schedule within 12 months of adoption of the Housing Element; Determine and implement additional incentives within 12 months of adoption of the Housing Element
Related Policies:	H-4.1, H-4.2, H-4.3, H-4.4
Sustainability Focus?	No

5-21. Preservation of Rental Opportunities

To protect lower and moderate-income rental housing, the City shall make a conscious effort to reduce the demolition of lower and moderate-income rental housing on sites that provide more than 15 units unless the units maintain the same income categories after demolition. If Moderate or Low and Very Low-income housing units are demolished, the City will work with developers to find replacement opportunities within the City.

Objectives:

- Work with developers to ensure Moderate or Low and Very Low-income housing is replaced if demolished

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	H-3.1, H-3.6
Sustainability Focus?	Yes

5-22. Replacement Unit Program

The City of Arcadia will adopt a policy and require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified within the inventory meeting the following conditions:

- Currently has residential uses or had residential uses within the past five years that has been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to low and very low income households, or
- Subject to any form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low income households.

Objectives:

- Mitigate the loss of affordable housing units and require new housing developments to replace all affordable units lost due to new development

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Program will be implemented immediately and applied as applications on identified sites are received and processed. Local policy shall be adopted within 12 months of Housing Element adoption
Related Policies:	H-3.1, H-3.6
Sustainability Focus?	Yes

5-23. Public Information about Affordable Housing

The City will maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. A copy of this brochure shall be located at the Planning Counter, on the City's website and shall also be provided to potential developers.

The City will update the brochure on an as-needed basis to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.

Objectives:

- Distribute materials with information for the development of affordable housing to developers
- Explore methods to further disseminate affordable housing incentive information to developers

Responsible Agency:

Community Development

Funding Source:

General Fund

Time Frame:

Ongoing; Review brochure annually; Update brochure on an as-needed basis, Outreach conducted annually

Related Policies:

H-3.1, H-3.2, H-3.3, H-3.6

Sustainability Focus?

No

5-24. Employee Housing, Emergency Shelters, Transitional, and Supportive Housing

To comply with State law, the City of Arcadia will amend certain sections of its Municipal Code to address the following requirements:

- Employee Housing Act – The City is compliant with the Employee Housing Act but does not have Employee Housing defined in its Municipal Code. The City will update the Code to ensure alignment with the State's definition of employee housing.
- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statues 2018), the City of Arcadia will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Government Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. Per Government Code 65583, emergency shelters will only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by the statute. Per Government Code 65583, the Municipal Code will be updated to allow transitional and supportive housing in all zones allowing residential uses and will only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- The City will evaluate the definition of supportive and transitional housing as well as emergency shelters and update the definition where necessary to comply with Government Code 65583.

Objectives:

- Align with State law that would provide emergency shelters, transitional and supportive housing by amending the City's Municipal Codes to align with State objectives
- Update the City's Municipal Code with the definition of employee housing consistent with State Law

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Adopt Code Amendments within 12 months of Housing Element adoption
Related Policies:	H-3.1, H-3.2, H-3.3, H-3.4
Sustainability Focus?	No

5-25. Participation in the San Gabriel Valley Housing Trust

In 2020, the City became a member of the San Gabriel Valley Housing Trust in an effort to support this regional group with the goal of providing and building affordable housing throughout the Valley. The City has participated in all steps of the formation of the Trust, its governing board, and its goal statements. The Trust has sought funds (which would be matched) to retain, build, or support affordable housing throughout the region, including Arcadia.

Objectives:

- Work with the San Gabriel Valley Housing Trust to identify funding opportunities for affordable housing development or support

Responsible Agency:	Economic Development
Funding Source:	General Fund
Time Frame:	Ongoing, With 12 months of adoption of the Housing Element and annually thereafter.
Related Policies:	H-3.1, H-3.3, H-3.4, H-3.6
Sustainability Focus?	No

5-26. SB 35 Streamlining

The City of Arcadia will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35.

These provisions apply only when the City of Arcadia does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Arcadia is subject to SB 35 and is required to process and streamline residential development projects that provide at least 10% low-income affordable units (i.). All projects covered by SB 35 are still subject to the objective development standards of the City of Arcadia's Municipal Code and Building Code. However, qualifying projects cannot be subject to Design Review or public hearings; and in many cases, the City cannot require parking. Per SB 35 requirements, the City cannot impose parking requirements on a SB 35 qualified streamlining project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or

- Where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State.

Objectives:

- Update the City's Municipal Code or website with written procedures consistent with what is required by SB 35

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 12 months of adoption of the 6 th Cycle Housing Element
Related Policies:	H-4.1, H-4.3
Sustainability Focus?	No

5-27. Section 8 Housing Choice Voucher Program

The Los Angeles County Housing Authority currently administers the Section 8 Housing Choice Voucher Program for Arcadia residents on behalf of HUD. HUD's Housing Choice Voucher program assists extremely low and very low-income households by paying the difference between 30 percent of the household income and the cost of rent. Pursuant to HUD regulations, 70 percent of the new voucher users must be at the extremely low-income level. In 2020, 101 households received Section 8 vouchers within the City. Additionally, the County currently has 57 households on the waitlist with an Arcadia mailing address.

Objectives:

- Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.
- Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.
- Coordinate with the County of Los Angeles strive to provide Section 8 Vouchers to at least 90 families annually.

Responsible Agency:	Los Angeles County Housing Authority
Funding Source:	HUD Section 8
Time Frame:	Ongoing, Implementation within 12 months of adoption of the Housing Element; The City will disseminate information about Section 8 and promote public participation on an annual basis.
Related Policies:	H-3.3
Sustainability Focus?	No

5-28. Affordable Housing for Families and Persons with Special Needs

The City will continue to encourage the provision of housing for persons with disabilities (including persons with developmental disabilities), seniors, extremely low-income households, agricultural

employees and farmworkers, and racetrack employees. These special needs groups have unique housing needs and the City will offer a combination of financial and regulatory tools to facilitate the development of housing suitable for these demographic groups:

- Encourage senior citizen independence through promotion of housing and services related to in-home care, meal programs, counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City
- Market the State density bonus program to developers to encourage housing development that includes housing affordable to lower and moderate-income households and senior residents. Provide incentives in the density bonus program to encourage the inclusion of extremely low-income units in affordable housing projects.
- Adopt land use policies that support the development of housing at Extremely Low-Income levels such as Program 5-19: Inclusionary Housing Policy which would specifically aid the development of housing for extremely low income households.
- Provide an expedited review process for developers applying for Federal and State Tax Credits, which require a designation of a percentage of the units for extremely low income households.
- Encourage developers to include accessibility for individuals with disabilities in their project designs
- Explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities.
- Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.
- Amend the Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define employee housing in a manner consistent with applicable Health and Safety Code sections
- Revise the Municipal Code to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.
- Amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistency with State law

Objectives:

- Explore potential for incentive programs for the development of senior housing and services
- Identify incentives to encourage developers to pursue housing projects for persons with developmental disabilities
- Provide developers with information on identified incentive programs online and at City Hall
- Maintain a list of qualified housing developers with a track record of providing affordable housing that is of high quality and well managed. Annually contact these developers to explore opportunities for affordable housing in Arcadia.
- Assist developers in the application of funding for affordable housing development that promotes quality development. Annually explore funding opportunities with potential developers.
- Pursue housing at Santa Anita Racetrack for groomsman, targeting extremely low and lower income.
- Annually monitor the success of incentive programs and revise them as necessary
- Update Municipal Code to be comply with Comply with Health and Safety Code 17021.5, 17021.6 and 17021.8 and address the needs of Agricultural Employees and Farmworkers
- The City will adopt land use policies to target supporting approximately 20 extremely-low income households annually, particularly along key transit corridors to allow for increased mobility and revitalization of key commercial corridors.

Responsible Agency:	Development Services Department
Funding Source:	Grants, Other funding sources, CDBG
Time Frame:	Update Municipal Code within 12 months of Housing Element adoption; identify and implement incentives for senior housing and services within 12 months of Housing Element adoption; annually contact developers to explore affordable housing opportunities in the City; annually explore funding opportunities with potential developers; annually review and revise incentive programs for Special Needs populations.
Related Policies:	H-3.1; H-3.2; H-3.3; H-4.1; H-5.2; H-5.3; H-4.1, H-4.2
Sustainability Focus?	Yes

5-29. Homeless Program Assistance

The City has applied for and received grants to provide resources to those experiencing homelessness. Grants have funded case workers through Union Station, a Homeless Resources Hub to provide services to homeless individuals, and information to the public through newsletters and multiple workshops. The City will continue to investigate opportunities to provide funding to local organizations for providing shelter and services to the individuals experiencing homelessness.

Objectives:

- Investigate opportunities to provide funding to local organizations to support individuals experiencing homelessness

Responsible Agency:	Community Development
Funding Source:	Grants, General Fund
Time Frame:	Disseminate information on a quarterly basis through City newsletters, host two workshops annually.
Related Policies:	H-3.3, H-3.4, H-3.6
Sustainability Focus?	No

5-30. Housing Sustainability

The City of Arcadia will continue to offer a variety of programs to promote sustainable development. These programs include promoting green building codes, the Construction Recycling Ordinance, the Water Efficiency in Landscaping Ordinance, and the Sustainable Arcadia education program.

The City will also encourage that any affordable housing developments that receive City assistance, to the extent feasible, to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units. The City will continue to implement program as housing projects are awarded funds from the City in the 6th Cycle.

Objective:

- Continue to enforce City building codes and ordinances to enhance energy efficiency in residential construction and maintenance.

Responsible Agency:	Development Services Department, Planning Services
Funding Source:	Departmental budget; CDBG
Time Frame:	Marketing and promotion of sustainability programs and codes is already occurring and will continue to be ongoing

Related Policies:	H-3.5
Sustainability Focus?	Yes

5-31. Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The Housing Element contains analysis of contributing factors to fair housing issues within Arcadia and determined the following factors were applicable:

- Lack of Affordable Housing
- Barriers to Housing for Persons with Disabilities
- Fair Housing Enforcement and Outreach

Table 10-1 below describes the explicit meaningful actions the City will take to address and implement Fair Housing policies to affirmatively further fair housing in Arcadia.

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
<u>Issue:</u> Lack of Affordable Housing <u>Goal</u> Housing Mobility, New Opportunities in Higher Opportunity Areas	<p>Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Community Profile states that the median home value in Arcadia is \$1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels.</p>	<p>Citywide. The City of Arcadia is comprised of high resource or the highest resource areas; therefore, providing housing distributed throughout the City will allow people of low and very low income to move into the City and increase access to opportunities.</p> <p>Focused attention on areas with a higher percentage of lower income residents.</p> <p>Downtown and Mixed-Use Areas, adjacent to the Metro Gold Line and primary commercial and business corridors.</p>	<ul style="list-style-type: none"> Reduce barrier to the development of affordable housing by revising objective design standards for qualifying multi-family projects in accordance with State Law. Encourage the development of sites within the Sites Inventory by hosting a webpage with a list of available sites as a one-stop shop with information on incentives for developers to develop affordable housing. The City will also update the Municipal Code and promote the State Density Bonus to aid the development of affordable housing units and evaluate and update the City's development standards to ensure the current conditions do not impede the development of affordable housing. 	High	<p>To address the barrier to the development of affordable housing, the City will conduct the following actions:</p> <ul style="list-style-type: none"> Adopt revised design standards within 12 months of 6th Cycle Housing Element. <p>To encourage the development of sites the City will conduct the following actions:</p> <ul style="list-style-type: none"> Create webpage for Sites Inventory within 12 months of the 6th Cycle Housing Element and disseminate information on incentives on an ongoing basis via outlets such as the City's quarterly newsletter. Update the Municipal Code within 12 months of adopting the 6th Cycle Housing Element. Promote the State Density Bonus on an ongoing

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
			<ul style="list-style-type: none">• Seek funds to retain, build, and support affordable housing development in Arcadia.• Continue to participate in the federally sponsored Section 8 Housing Choice voucher programs to support low and very low-income households.		<p>basis via outlets such as the City's quarterly newsletter.</p> <ul style="list-style-type: none">• Annually monitor development trends and re-evaluate development standards and fees with the City. If the City identifies any constraints to the development of affordable housing during the planning period, the City will revise the development standards to mitigate these constraints. <p>To further support the development of affordable housing, the City will conduct the following actions:</p> <ul style="list-style-type: none">• Work with the San Gabriel Valley Housing Trust to identify opportunities for affordable housing development or support and inform developers on a quarterly basis of funding opportunities for affordable housing developments.

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
					<p>To support low and very low-income households in securing housing, the City will conduct the following actions:</p> <ul style="list-style-type: none">• Continue to aid residents in Arcadia with navigating Section 8 resources through the Los Angeles County Housing Authority and support approximately 100 low-income households that are receiving Section 8 vouchers within the City. Disseminate information encouraging rental property owners to participate in the Section 8 Program on a quarterly basis. <p>Evaluative Metric(s):</p> <ul style="list-style-type: none">• Increase affordable housing opportunities overall in the City by 15 to 20 percent through the planning period for new construction for low income household.

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
					<ul style="list-style-type: none"> Seek to increase access to information regarding affordable housing within the City by 50 percent throughout the planning period. This includes targeted outreach to developers informing them of incentives to maximize the amount of affordable households built.
<u>Issue:</u> Barriers to Housing for Persons with Disabilities <u>Goal</u> Housing Mobility, New Opportunities in Higher Opportunity Areas	Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on	Citywide. Focus attention on areas with a higher percentage of seniors. Focus attention on areas with a higher percentage of individuals with disabilities such as where the Golf Course Site is located.	<ul style="list-style-type: none"> Adopt code amendments to allow supportive housing and low barrier navigation center by right if the project meets requirements established by State Law. The City will also identify incentive programs for the development of senior housing services and amend the Municipal Code to permit Residential Care Facilities serving seven or more persons to allow zoning permits to be approved objectively. Remove the City's reasonable accommodation 	Medium	To support individuals with disabilities who may need access to supportive housing, low barrier navigation centers, or senior housing and services, the City will conduct the following actions: <ul style="list-style-type: none"> Adopt code amendments within 24 months of Housing Element adoption. Annually review and revise incentive programs for senior housing and services. Adopt reasonable accommodation code amendments within 12

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
	fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.		fees and reduce instances of deferred maintenance in local housing stock, especially for persons with disabilities and lower income persons.		<p>months of Housing Element adoption.</p> <p>To reduce instances of deferred maintenance and increase accessibility for persons with disabilities, the City will conduct the following actions:</p> <ul style="list-style-type: none">• Disseminate information on the Home Rehabilitation program on an ongoing, quarterly basis as well as annually allocating funding to approximately 14 homes.• Update reasonable accommodation fees within 12 months of Housing Element adoption. <p>Evaluative Metric(s):</p> <ul style="list-style-type: none">• Provide collateral and consultation and seek to address 100 percent of complaints on an annual basis.• Provide accessibility and fair housing information

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
					<p>throughout the City, and particularly in areas with higher concentrations of low income or senior community resource centers within 12 months of adoption</p> <ul style="list-style-type: none"> Convene an annual meeting with fair housing advocates to discuss fair housing rights. Provide assistance to approximately 14 qualifying households through the Home Rehabilitation program to support home modifications necessary to support persons with disabilities.
<u>Issue:</u> Fair Housing Enforcement and Outreach <u>Goal:</u> Mobility, Place Based Strategies for	Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities	Citywide. Focused areas with a higher percentage of lower income residents or where there are existing affordable developments such as Naomi Gardens.	<ul style="list-style-type: none"> Disseminate Fair Housing information and resources to Arcadia residents. Continue to partner with the HRC to educate the community on Fair Housing. 	Medium	<p>To increase accessibility of information on Fair Housing to residents in the City, the City will conduct the following actions:</p> <ul style="list-style-type: none"> Within 12 months, disseminate information and resources on a quarterly basis through the City's social media channels, public

Table 10-1: Fair Housing Actions

Identified Fair housing Issue & Goals	Local Contributing Factors	Geographic Target	City Actions	Priority	Metrics and Timeline
Community Revitalization	for households in the region to move to Arcadia.	The City will also focus attention in areas where transit-oriented development could occur as these housing options may be more popular for low and very low to moderate income residents that may not have access to a vehicle. Transit-oriented developments and mixed-use areas also tend to revitalize underutilized commercial areas and allow for greater opportunity.			<p>postings at City Hall, and the City's quarterly newsletter.</p> <p>To provide greater support for residents experiencing fair housing issues and to educate residents about fair housing, the City will conduct the following actions:</p> <ul style="list-style-type: none">• Convene an annual direct residents to the HRC to provide Fair Housing Resources through newsletters and events such as the Senior Fair. <p>Evaluative Metric(s):</p> <ul style="list-style-type: none">• Seek to increase contacts to residents for fair housing information within the City by 50 percent for residents throughout the planning period.• Convene an annual meeting with fair housing advocates to discuss fair housing rights.

Additionally, the City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Additional Objectives:

- Collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.
- Participate in the Analysis of Impediments to Fair Housing Choice and other fair housing planning efforts coordinated by the Los Angeles County Community Development Commission.

Responsible Agency:	Development Services Department, Los Angeles County Community Development Commission, Housing Rights Center
Funding Source:	CDBG
Time Frame:	Implement programs on an ongoing basis, beginning within 12-24 months of adoption
Related Policies:	H-5.1, H-5.2, H-5.3
Sustainability Focus?	No

5-32. Fair Housing Assistance

The City contracts with the Housing Rights Center (HRC) to actively inform residents, landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides the following programs and services to its clients, free of charge:

- Landlord-Tenant Counseling
- Predatory Lending Information and Referrals
- Housing Discrimination Investigation
- Enforcement and Advocacy
- Outreach and Education

The City distributes information regarding fair housing to community members upon request and refers those with complaints and concerns about fair housing to the HRC. The City also periodically provides information on fair housing, the HRC and its services through the City newsletter and at the annual Senior Fair.

Objectives

- Continue to contract with a provider to provide fair housing services to residents.
- Disseminate information to the public through the City's newsletter and community events on the array of fair housing programs and services provided by the City.

Responsible Agency:	Development Services Department; Los Angeles County Community Development Commission; Housing Rights Center
Funding Source:	CDBG
Time Frame:	Ongoing
Related Policies:	H-5.1; H-5.2; H-5.3
Sustainability Focus?	No

5-33. Supportive Housing/Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of certain supportive housing and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers provide temporary living facilities for persons experiencing homelessness due to income, public benefits, health services, shelter, and housing. To comply with State law, The City of Arcadia will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Objectives:

- Adopt code amendments to establish supportive housing and low barrier navigation centers 'by right' if the project meets requirements established by State Law.

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Adopt Code Amendments within 24 months of Housing Element adoption
Related Policies:	H-5.1; H-5.2; H-5.3
Sustainability Focus?	No

5-34. Mitigating Constraints to Housing Choice for Persons with Disabilities

The City will amend the Municipal Code to remove modification requirements and allow for reasonable accommodations without any discretionary actions or modification applications.

Objectives:

- Remove land use constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing
- The City will update the Municipal Code to remove fees for reasonable accommodation
- The City will amend the Municipal Code to update the definition of family to comply with all federal and state fair housing laws. The definition will be changed so it does not distinguish between related and unrelated persons and will not impose limitations on the number of people that may constitute a family.
- The City will amend the Municipal Code to allow the ministerial processing to permit Residential Care Facilities serving seven or more persons in all zones allowing residential uses based on objective criteria to facilitate approval certainty without a conditional use permit.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Adopt Code Amendments within 12 months of Housing Element adoption
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-35. Mitigating Constraints for the Development of Affordable Housing Projects

Specific to affordable housing, the City has identified constraints such as parking standards in Section 3 as a constraint to the development of affordable housing. To mitigate these constraints, the City will work with affordable housing developers to develop a pre-approved list of incentives to promote the development of affordable housing. Such incentives may include a waiver or reduction of certain development fees, or modifications of parking standards or other development standards that could constrain the development of affordable housing.

Objectives:

- Monitor standards and development in the City to ensure that conditions conducive to the development of affordable housing are maintained. Should a constraint emerge during the 6th Cycle, the City will actively work to create amendments or incentives to lower the barrier to develop affordable housing.
- Evaluate existing adopted parking requirements and revise the requirements accordingly if there is an actual constraint identified to the development of smaller unit types (e.g. studios, one-bedroom units, etc.) and multifamily housing.
- Identify and remove constraints to the development of affordable housing. The City will remove parking standards for affordable housing projects to reduce the barrier with regards to parking standards and any other constraints identified in the future.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Evaluate program features within 24 months; adopt procedures within 36 months of Housing Element adoption; annually monitor and evaluate development standards and fees within the City
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

5-36. Water and Sewer Service Providers

Pursuant to SB 1087, Chapter 727, Statutes of 2005, the City of Arcadia is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element.

Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted 6th Cycle Housing Element to local water and sewer providers for their review and input.

Objectives:

- Submit the 6th Cycle Housing Element to local water and sewer providers for their review and input
- Ensure that there is adequate water and sewer services planned to support housing growth

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Transmit document immediately upon adoption of future amendment
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

Table 10-1 summarizes the City of Arcadia's quantified objectives with regards to the construction, rehabilitation, and preservation of housing. These objectives are established based on the City's resources available over the planning period.

5-37. Mobilehomes and Manufactured Homes

The City will review the existing provisions and development standards of Mobilehomes and manufactured homes for consistency with State Law in accordance with Government Section 65852.3.

Objectives:

- Review Municipal Code for consistency with State Law and adopt any necessary amendments.

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Adopt Code Amendments within 24 months of Housing Element adoption
Related Policies:	H-5.1; H-5.2; H-5.3
Sustainability Focus?	No

Table 10-2: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	138	138	167	177	434	1,054
Rehabilitation	40	40	40	40	0	160
Preservation (Naomi Gardens)	0	100	0	0	0	100

6. Resource Sustainability

6-1. Development Projects and Energy Performance Guidelines

To ensure that targeted energy performance standards or guidelines for new development are being achieved, the City will review projects against the following and/or guidelines:

- Where feasible, locate reflective surfaces (i.e., parking lots) on the north and east sides of buildings to decrease potential heat gain and reflection to adjacent buildings; alternatively, where parking areas must be located to the south or west of buildings, provide landscaping to reduce potential heat gain.
- Where possible, orient glass toward the south, the side with the greatest amount of solar access (heat gain potential).
- Use appropriate building shapes and locations to promote maximum feasible solar access to individual units.
- Design individual buildings to maximize natural internal lighting through the use of court wells, interior patio areas, and building architecture. Site plan elements (e.g., buildings, landscaping) should protect access to sunshine for planned solar energy systems and/or for solar oriented rooftop surfaces that can support a solar collector or collectors capable of providing anticipated hot water needs of the building.
- Use canopies and overhangs to shade windows during summer months while allowing for reflection of direct sunlight during winter months.
- Install windows and vents in commercial and industrial buildings to provide the opportunity for thorough ventilation.
- Use reflective roof materials to reduce solar gains, unless a passive heat system is provided.
- Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around large expanses of parking lots or other paved areas.
- Incorporate deciduous vines on walls, trellises, and canopies to shade south and west facing walls, to cool them in summer months.

Responsible Agency:	Public Works Services; Development Services	Department – Planning and Building Services
Funding Source:	General Fund and Grants	
Time Frame:	Ongoing	
Related Policies:	RS-1.7; RS-5.1; RS-5.2; RS-5.3; RS-5.4; RS-5.5; RS-5.6; RS-5.7; RS-5.8; RS-5.9; RS-5.10; RS-5.11; RS-5.12; RS-5.13; RS-5.14; RS-5.15; RS-5.16; RS-5.17	
Sustainability Focus?	Yes	

6-2. Energy Conservation Demonstration Projects

The City will encourage developers to cooperate with Southern California Edison, the Gas Company, and the South Coast Air Quality Management District to set up energy conservation demonstration projects, and to serve as a laboratory for testing new energy conservation techniques.

Responsible Agency:	Development Services Department – Building Services
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Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	RS-5.15
Sustainability Focus?	Yes

6-3. Conservation Education and Promotion

Working in concert with energy service providers and contract refuse collectors, the City will promote the benefits of water and energy conservation and waste reduction. Avenues for public education will include, but will not be limited to, the City website, City mailers, displays at City Hall and other civic and community buildings, partnership programs with Arcadia Unified School District. Support non-profit groups' educational programs within the City.

Responsible Agency:	Public Works Services
Funding Source:	Enterprise Funds and Private
Time Frame:	Ongoing
Related Policies:	RS-3.4; RS-5.6
Sustainability Focus?	Yes

6-4. Green Building Initiatives

The City will establish an education, recognition, and incentive program that recognizes and rewards excellence in green building and energy conservation building practices, and that builds consumer awareness of green building benefits. Part of the program may include the following components:

- Promoting incorporation of green building standards that exceed State Title 24 building construction standards and Energy Star conservation standards into future public and private development and major renovation projects.
- Developing incentive programs to promote Leadership in Energy and Environmental Design® (LEED) Standards developed by the U.S. Green Building Council, and encourage projects to achieve LEED (or similar) certification.
- Providing training to City staff in green building and LEED (or similar) rating system requirements and processes, and their application in practice. Strive to have at least one City staff member obtain LEED (or similar) professional accreditation.
- Identify opportunities to incorporate LEED standards (or similar) into the City capital improvement projects.

Responsible Agency:	Development Services Department – Planning and Building Services; City Manager's Office; Public Works Services
Funding Source:	General Fund, Grants
Time Frame:	Short Term (1 to 5 years)
Related Policies:	RS-5.4; RS-5.12; RS-5.16; RS-5.17
Sustainability Focus?	Yes

6-5. Participate in Regional Air Quality Improvement Efforts

The City will participate in regional air quality improvement efforts by identifying and encouraging projects that improve mobility and reduce vehicle miles traveled. In particular:

- Review development proposals for potential air quality impacts pursuant to the CEQA, Los Angeles County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook.
- Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan (AQMP), and to meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, the City will participate in future amendments and updates of the AQMP.

Responsible Agency:	Development Services Department – Engineering Services and Planning Services
Funding Source:	Departmental budget
Time Frame:	Ongoing
Related Policies:	RS-1.1; RS-1.2; RS-1.3; RS-1.4; RS-1.5; RS-1.6; RS-2.5; RS-3.1; RS-3.2; RS-3.3; RS-3.4
Sustainability Focus?	Yes

6-6. Solar Energy

The City will:

- Educate residents about the importance and availability of solar energy as an alternative fuel source for space heating and cooling, water heating and generating electricity.
- Support California solar laws and the protections the laws provide to owners of solar energy systems. This includes the right of an owner of a solar energy system to sunlight.

Responsible Agency:	Development Services Department – Planning and Building Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	RS-5.8; RS-5.10; RS-5.13; RS-5-14
Sustainability Focus?	Yes

6-7. Water Supply

The City will:

- Establish water conservation programs in accordance with the City's Urban Water Management Plan (UWMP).
- Investigate and implement programs to reduce water usage at parks and other City facilities. Set goals for water use reduction at City facilities.
- Pursue the optimal use of recycled (reclaimed) and desalinated water for landscaping and industrial uses in accordance with the City's Urban Water Management Plan, Recycled Water Plan Update, and other pertinent planning studies.

- Pursue the optimal expansion of the use of local water resources to offset imported supplies, including the development of addition groundwater wells and expansion of recycled water facilities.
- Actively support and partner with other agencies regarding the development and implementation of conjunctive use programs and other viable water management programs to enhance water supply reliability.
- Engage the Arcadia Fire Department during the regular Urban Water Management Plan to ensure that City water supply and infrastructure can meet fire protection needs.

Responsible Agency:	Public Works Services
Funding Source:	Water Fund
Time Frame:	Long Term (10+ years)
Related Policies:	RS-4.1; RS-4.7; RS-4.14; S-6.11
Sustainability Focus?	Yes

6-8. Water Quality

The City will:

- Meet or exceed all federal and state water quality regulations, and publish an Annual Water Quality Report to inform the public regarding water quality.
- Incorporate into the City's CEQA process appropriate procedures for considering storm water quality impacts and providing for appropriate mitigation when preparing and reviewing CEQA documents.
- Continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit.
- Establish standards that require new developments and substantial rehabilitation projects to incorporate storm water treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff. Acceptable on-site retention methods include, but are not limited to, use of pervious paving materials in hardscape areas is to be maximized, along with the provision of swale designs in landscape or grassy areas that slow runoff and maximize infiltration. Where feasible, the discharge of roof drainage is to be directed into pervious areas to reduce increases in downstream runoff.
- Continue to recognize the impact of all aspects of land use planning on the region's storm water and urban runoff on water quality, and support the attainment of regional storm water and urban runoff goals through appropriate land use planning and implementation of Standard Urban Storm Water Mitigation Plans (SUSMP).
- Coordinate with the Metropolitan Water District of Southern California (MWD), the Water Replenishment District of Southern California (WRD), the West Basin Municipal Water District, the Regional Water Quality Control Board, and the County Sanitation District on issues of water supply and quality.

Responsible Agency:	Public Works Services; Development Services	Department – Planning and Building Services
Funding Source:	General Fund, Private, Water Fund	
Time Frame:	Ongoing	
Related Policies:	RS-4.8; RS-4.9; RS-4.10	
Sustainability Focus?	Yes	

6-9. Water Conservation

6-9.1.

The City will involve the community in water conservation efforts with such initiatives as:

- Developing and implementing guidelines for water efficient landscaping
- Developing and implementing a tiered rate structure to promote water conservation
- Educating the community on methods to reduce urban runoff and improve water quality
- Providing water resources information at City facilities and events

6-9.2.

To meet the City's overall water conservation mitigation standard, the City will review projects to assess their compliance with the following:

- Compliance with the provisions of the City's Water Conservation Plan contained in the Arcadia Municipal Code
- Incorporation and maintenance of drought-tolerant and low water using plants in the landscape plans and maximization of preservation of natural vegetation
- Incorporation and maintenance of water conservation techniques into the design of the irrigation system through such techniques as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, and automatic irrigation systems
- Clustering of landscaped areas to maximize the efficiency of the irrigation system; design of irrigation systems to eliminate watering of impervious surfaces
- Use of reclaimed water, where feasible, for landscape irrigation
- Installation of water-conserving kitchen and bathroom fixtures and appliances, installation of thermostatically controlled mixing valves for baths and showers, and insulation of hot water lines, as per City-adopted UBC requirements

Responsible Agency:	Public Works Services; Development Services Department –Planning; Local Water Districts
Funding Source:	Water Fund
Time Frame:	Ongoing
Related Policies:	RS-4.2; RS-4.5; RS-4.6; RS-4.12; RS-4.14
Sustainability Focus?	Yes

6-10. Waste Reduction and Recycling

6.10.1. Source Reduction

The City will periodically undertake source reduction and recycling progress review to evaluate the effectiveness of source reduction and recycling programs in reducing the overall waste stream from residences, businesses, and institutions in the City. The review will include, at a minimum, the following:

- Amount of waste diverted

- Status of all programs
- Summary of the success or failure of program implementation
- Recommendations for necessary modifications to existing programs and suggestions for new programs to be adopted

6-10.2. School District Coordination

As identified in the City's Source Reduction and Recycling Element, the City will work with the school district to establish effective solid waste management practices.

6-10.3. Recycling and Diversion Programs

The City will:

- Continue curbside recycling program for all single-family and multifamily residential units in the City.
- Continue to include green waste pick up services as part of the recycling program.
- Provide assistance to residents who wish to compost.
- Provide information regarding collection facilities for recyclable residential materials that are not picked up by the City.
- Continue to implement Municipal Code Article V, Chapter 1, Part 3 regarding recycling for the commercial, industrial, and institutional sectors. Ensure that all City-contracted solid waste haulers attain a 50 percent diversion of solid waste in accordance with State mandates under AB939 and other appropriate regulations.
- Implement a construction and demolition recycling program to achieve at least a 50 percent waste material diversion factor from all construction sites in the City.

Responsible Agency:	Public Works Services; Development Services	Department – Building Services
Funding Source:	Solid Waste Fund	
Time Frame:	Ongoing	
Related Policies:	RS-6.1; RS-6.2; RS-6.3; RS-6.4; RS-6.5; RS-6.6	
Sustainability Focus?	Yes	

6-11. Cultural Resource Protection

The City will require cultural resource assessments of proposed development sites for any project that may impact a known or potential site of archaeological or paleontological site or a historical site that is 50 years old or older. The assessment will identify the significance of the resource based on the guidance provided in the California Register of Historic Resources and other applicable sources. Avoidance of impacts and preservation of significant resources in place shall be accomplished, where feasible. When it is not feasible, data recovery shall be required for all significant resources.

The following shall be included as a condition of approval of all new development projects, including intensification of existing development:

"If unknown cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project sponsor to assess the significance of the find, make recommendations on its disposition, and

prepare appropriate field documentation, including verification of the completion of required mitigation. If human remains are encountered during construction, all work shall cease and the Los Angeles County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. If the remains are identified as prehistoric, a Native American representative shall be consulted to participate in the recovery and disposition of the remains."

Responsible Agency:	Development Services Department – Planning Services; Library and Museum Services
Funding Source:	Private
Time Frame:	Ongoing through CEQA process
Related Policies:	PR-9.7; PR-9.8
Sustainability Focus?	Yes

6-12. Discovery of Archaeological Resources or Human Remains

The City will require, during any construction activities on properties with the potential to contain archaeological resources, a qualified archaeologist will be engaged to monitor the removal of the earth covering the study area and to identify cultural materials if they are uncovered. If cultural materials are found, construction activity in the vicinity of the discovery shall be redirected until the archaeologist has assessed the significance of the find and appropriate field documentation and mitigation has been completed. If the site is eligible for the California Register and if impacts cannot be avoided, a data recovery excavation program may be necessary. Avoidance of the site by capping may suffice as mitigation under some circumstances. Actual mitigation will be dependent on the magnitude of proposed impacts to intact, significant deposits. If human remains are discovered during these construction activities, the Los Angeles County Coroner will be contacted to identify the bone and establish its relative age. If this bone is prehistoric, a Native American representative will be consulted to participate in the disposition of the remains.

Responsible Agency:	Development Services Department – Planning Services, Library Services
Funding Source:	Private
Time Frame:	Ongoing through CEQA process
Related Policies:	PR-9.1
Sustainability Focus?	No

6-13. Habitat Protection

For all new developments, including roads and other public projects, that are proposed adjacent to sensitive habitats, the City will require that adequate buffers, set backs, and other protections are provided to avoid significant direct and indirect impacts to such areas.

Responsible Agency:	Development Services Department – Planning and Building Services
Funding Source:	Departmental budget
Time Frame:	Ongoing
Related Policies:	RS-8.1; RS-8.2; RS-8.3
Sustainability Focus?	Yes

6-14. Compliance with State Endangered Species Act and Federal Clean Water Act

The City and project proponents will coordinate with the Federal, State, and regional agencies to comply with applicable requirements of the Federal and State Endangered Species Act and Federal Clean Water Act.

Responsible Agency:	Development Services Department – Planning Services; Public Works Services
Funding Source:	Departmental budget
Time Frame:	Yes
Related Policies:	CR-4.10
Sustainability Focus?	Yes

7. Parks, Recreation, and Community Resources Element

7-1. Implement Master Plans

The City will implement the provisions of the Arcadia Parks and Recreation Master Plan, Recreation and Community Services Strategic Plan, Parks Rehabilitation Master Plan, and Youth Master Plan, as they may be amended from time to time. Specifically:

- Establish a list of needed community facility improvements, acquisition, and construction, and prioritize annually based on changing needs.
- Establish a regular review of open space, parks, and recreation related documents such as the Parks and Recreation Master Plan. Amend as needed to address evolving conditions.
- Continue the City and the Arcadia Unified School District's commitment to youth by continuing to review the progress towards achieving the Youth Master Plan's goals annually.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-1.13; PR-1.17; PR-1.19; PR-4.7; PR-4.3; PR 4.7
Sustainability Focus?	No

7-2. Financing and Acquisition of Parks and Open Space

The City will investigate a range of approaches to acquiring passive and recreational open space and for financing its development and maintenance, including:

- Identify utility easements with recreational potential, and coordinate with utility providers for their use as a passive or recreational open space resources. Particularly, look at flood control corridors as places for bike paths consistent with the Circulation and Infrastructure Element.
- Continue to implement the Parks and Recreation Fund program and the Park Facilities Impact Fee program to assist in the funding of developing and maintaining City facilities. Periodically assess the appropriateness of the fee level.
- Actively seek alternative funding sources such as State bonds and grants to supplement gaps in financing park development and maintenance.
- Prioritize funding of parks and recreation resources by regularly evaluating demand for these resources and identifying future trends in park and recreation facility needs based on demographic changes. Plan for facilities that are adaptable to changing needs.
- Develop guidelines for non-residential development projects to incorporate accessible public places into project design. Inventory all City-owned real property suitable for recreational use and retain for such use where feasible.
- Consider providing grants for the development of small, infill public places on public lands for uses such as community gardens, gathering areas, or other projects.

Responsible Agency:	Recreation and Community Services; Development Services Department – Planning Services
Funding Source:	General Fund, Park Impact Fees, and Grants
Time Frame:	Long Term (10+ years)
Related Policies:	PR-1.3; PR-1.4; PR-1.6; PR-1.8; PR-1.10; PR- 1.14: PR-1.19
Sustainability Focus?	Yes

7-3. Joint Use Facilities

The City will continue the partnership with the Arcadia Unified School District in joint land use/facilities planning efforts for joint-use park/school facilities. Formalize agreements regarding use, maintenance, and charging users.

Responsible Agency:	Recreation and Community Services; Arcadia Unified School District; City Manager's Office
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-1.9; PR-4.3
Sustainability Focus?	No

7-4. Design for Emerging Uses of Parks and Public Spaces

The City recognizes that as community demographics and lifestyles evolve, residents may desire new and alternative uses of existing parks and public spaces. The City will continually monitor demands and will develop guidelines for incorporating design features into parks and public places that anticipate emerging new uses of these places.

Responsible Agency:	Recreation and Community Services; Public Works Services
Funding Source:	General Fund and Grants

Time Frame:	Long Term (10-15 years)
Related Policies:	PR-1.5; PR-1.15; PR-1.20
Sustainability Focus?	Yes

7-5. Recreation Facility Development in Underserved Areas

Based on the information provided in Figure PR-2 (Park Facilities Service Area), the City will identify and prioritize development of new recreation facilities in underserved areas.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Long Term (10+ years)
Related Policies:	PR-1.1; PR-1.3; PR-1.6; PR-1.7; PR-1.20
Sustainability Focus?	Yes

7-6. Recreation Programs

7-6.1.

The City will adjust recreation program capacities and staff over time, including volunteer staffs, to match changes in population and program needs. Periodic assessments will be made through user surveys and other appropriate methods. Periodic updates of the Recreation and Community Services Strategic Plan will be undertaken for the management, prioritizing, budgeting, and procurement of necessary resources.

7-6.2.

The City will develop and implement a comprehensive outreach plan—in languages that reach all targeted populations—to help identify and inform targeted groups about recreational services and programs in Arcadia.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-5.1; PR-5.2; PR-5.3; PR-5.4; PR-5.5; PR-5.6; PR-5.7; PR-5.8; PR-5.9
Sustainability Focus?	No

7-7. Coordination with Local Sports Groups

The City will work with youth and adult sports organizations to coordinate the allocation and maintenance of sports fields. Coordination could include establishment of a committee to schedule events and resolve conflicts, posting of a master calendar on the City's web site, and annual review of facility usage charges.

Responsible Agency:	Public Works Services; Recreation and Community Services; Arcadia Unified School District
Funding Source:	General Fund
Time Frame:	Ongoing

Related Policies:	PR-1.9
Sustainability Focus?	No

7-8. Preservation of the Urban Forest

The City will maintain and enhance tree coverage and tree health citywide by:

- Continued enforcement of Article IX, Chapters 7 and 8 of the Municipal Code
- Continued preservation of landmark trees
- Continuation of the Public Works Services Department's Four-Year Tree Trimming Plan
- Continued participation in the Tree City USA program
- Public education efforts regarding existing City regulations regarding trees and the importance of trees to the overall community aesthetic and property values

Responsible Agency: Public Works Services; City Manager's Office

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: CR-3.1; CR-3.2; CR-3.3; CR-3.4; CR-3.5; CR-3.6

Sustainability Focus? Yes

7-9. Partnerships with Secular and Faith-based Organizations

Partnerships with local secular and faith-based organizations will continue to be developed and maintained to design and implement community programs, events and activities, and promote new ones in order to continually meet the changing needs and demands of Arcadians.

Responsible Agency: Development Services Department – Planning Services

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: PR-1.8; PR-4.4

Sustainability Focus? No

7-10. Community Education Programs

7-10.1.

The City will continue to collaborate with the Arcadia Unified School District to develop and implement education programs targeted to meet specific community needs.

7-10.2.

As funding permits and interest indicates the need, the City will maintain after-school “drop-in” programs that provide homework assistance on school campuses and at community centers.

7-10.3.

As funding permits and interest indicates the need, the City will offer adult education programs. Assessments of adult education needs will be identified through surveys and other effective methods to help develop corresponding classes.

7-10.4.

The City will work with private and public community service organizations to coordinate additional educational opportunities, including classes to learn English and after-school programs.

7-10.5.

Establish a public education program whereby City employees can regularly interact with the community and maintain dialogue between residents and employees about how the City operates and the challenges and goals of daily administration.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-6.1; PR-6.2; PR-6.3; PR-6.4; PR-6.5; PR-6.6
Sustainability Focus?	No

7-11. Maintaining High-quality Library Facilities and Services

7-11.1.

The City will conduct regular reviews of library patron program needs and adjust funding priorities and programs accordingly.

7-11.2.

The partnership between the Arcadia Public Library and the Friends of the Arcadia Public Library will be used to continue to improve the quality of library services and facilities.

Responsible Agency:	Library and Museum Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-6.6; PR-7.1; PR-7.2; PR-7.3; PR-7.4; PR-7.5
Sustainability Focus?	No

7-12. Sponsorship and Support of Cultural Events

7-12.1.

As funds allow, the City will continue to sponsor and support art events, live music performances, performing arts, dancing, outdoor public movies, artist exhibits, and other similar activities and events that bring the community together.

7-12.2.

The City will continue to seek involvement and partnerships of local arts organization and local businesses to increase privately sponsored public events.

7-12.3.

The City will continue to engage City boards, committees, and commissions and the community as a whole to identify needed and desired cultural events and art activities.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Mid-Term (5-10 years)
Related Policies:	PR-8.1; PR-8.2; PR-8.3
Sustainability Focus?	No

7-13. Provision of Places for Cultural Events

Through partnerships among City departments, the Arcadia Public Library, and the Arcadia Unified School District, and local private organizations that have community-type facilities, the City will identify community places for cultural activities that are well located, adaptable, and easily accessible to all community members.

Responsible Agency:	Library and Museum Services; City Manager's Office
Funding Source:	General Fund
Time Frame:	Short Term (1-5 years)
Related Policies:	PR-8.1; PR-8.2; PR-8.3
Sustainability Focus?	No

7-14. Inventory of Local Historic Resources

The City will develop and maintain an up-to-date inventory of historically, culturally, and/or architecturally significant structures or sites in Arcadia to promote the awareness of these community resources.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund and Grants
Time Frame:	Short Term (1-5 years)
Related Policies:	PR-9.1; PR-9.2; PR-9.4; PR-9.5; PR-9.6; PR-9.7
Sustainability Focus?	No

7-15. Support Private Efforts to Promote Appreciation of Arcadia's History

The City will support the efforts of private organizations to promote and preserve Arcadia's history. This support may include contribution of public funds to facilities and programs.

Responsible Agency:	City Manager's Office and Library and Museum Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	PR-9.3
Sustainability Focus?	No

8. Safety Element

8-1. Earthquake Preparedness

The City will coordinate with the California Geological Survey, the State Office of Emergency Services, the County of Los Angeles, Arcadia Unified School District, and local utilities and services groups in the promotion of earthquake preparedness programs. This will include, for example, sponsoring mock drills, providing information on the City's web site and in mailers, and providing emergency supplies at designated shelter sites, such as schools.

Responsible Agency:	Fire Department, Police Department, and City Manager's Office
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-9.1; S-9.2; S-4.1
Sustainability Focus?	No

8-2. Seismic Hazards Mapping

The City will obtain the latest Seismic Hazards Mapping Program and other geological hazard mapping data from the California Geological Survey to ensure that the most recent data are available to City staff and the public. The Safety Element will be updated as needed over time in response to the availability of updated information on faults and earthquake-related hazards in Arcadia.

The City will consider and explore the possibility of creating the recommended Fault Hazard Management Zones for each of the faults in question shown on Figure G-7 of the *Seismic and Geological Technical Background Report for the City of Arcadia General Plan Update*. The goal would be to refine the fault location and fault activity database for the faults in the City.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-4.4; S-9.2
Sustainability Focus?	No

8-3. Geotechnical Investigations

For any development project proposed in a geologically sensitive area or a known or suspected geologic hazard area, the City will require that a geotechnical investigation be performed by properly licensed

professionals. All recommended engineering design measures included in the resultant studies shall be incorporated into building design and construction.

When possible, the City will require that liquefaction hazard areas and areas susceptible to the higher peak horizontal ground acceleration levels be avoided for essential/critical facilities.

Potential surface fault rupture areas will require site-specific investigation and may warrant a special City-sponsored investigation projects to better define the activity and location of faults now suspected of having some surface rupture potential.

Responsible Agency:	Development Services Department – Building Services
Funding Source:	General Fund and Private Funds
Time Frame:	Ongoing
Related Policies:	S-4.3
Sustainability Focus?	Yes

8-4. Seismic Safety Considerations in Building Codes

The City will continue to implement the most rigorous and up-to-date building codes that govern seismic safety standards for construction of new buildings, and will update the City's codes as needed to respond to new information, standards, and technology.

Responsible Agency:	Development Services Department, Building Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-4.2; S-4.5; S-4.6
Sustainability Focus?	No

8-5. Siting of Critical Facilities

8-5.1.

In decisions regarding the siting and retrofit of schools, civic buildings, emergency response and preparedness facilities, hospitals and clinics, and similar critical facilities, the City will utilize information in the Safety Element and the Seismic and Geological Technical Background Report for the City of Arcadia General Plan Update.

8-5.2.

The City will ensure all new essential public facilities are located outside Very High Fire Hazard Severity Zones when feasible.

8-5.3.

The City will continue to design and retrofit new critical facilities to minimize potential flood damage. This should include locating development outside of a hazard area when feasible, elevating the ground floor,

elevating utilities, and using flood-proof materials in accordance with National Flood Insurance Program requirements.

Responsible Agency:	Development Services Department, Planning, Building, and Engineering Services; and Fire Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-5.5; S-6.4; S-4.2
Sustainability Focus?	No

8-6. Hazardous Materials Management

8-6.1.

The City will require new commercial, office, and industrial uses to comply with the provisions of the Los Angeles County Hazardous Waste Management Plan and the most current amendments to the California Code of Regulations, Title 22.

8-6.2.

The Certified Unified Program Agency will continue to be responsible for inspections and enforcement of regulations regarding the storage of on-site hazardous materials. The City will continue to coordinate with the County of Los Angeles to regularly inspect businesses for compliance with the County Hazardous Waste Management Plan.

8-6.3.

Through the development review process, the City will consider requiring a buffer zone between areas where significant quantities of hazardous materials are present and sensitive receptors, such as residences, hospitals and nursing/convalescent homes, hotels and lodging, schools, and day care centers. If new permits are sought by polluting land uses within 1,000 feet of a residence or other sensitive use, the City will consider requiring best management practices to mitigate the pollution for those sensitive uses.

8-6.4.

The Certified Unified Program Agency will make information regarding hazardous materials, as provided in Hazardous Materials Business Plans, readily available to City and County emergency responders.

Responsible Agency:	Fire and Police Departments
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-7.1; S-7.2; S-7.3; S-7.4
Sustainability Focus?	Yes

8-7. Environmental Site Assessments

The City will required preparation of Environmental Site Assessments for new development and redevelopment in areas previously used for commercial or industrial uses to identify and abate hazardous material releases from prior land uses that have the potential to affect future property owners or users and the public generally.

Responsible Agency:	Development Services Department, Planning and Building Services
Funding Source:	General Fund and Private
Time Frame:	Ongoing for new developments
Related Policies:	S-7.1
Sustainability Focus?	Yes

8-8. Adequate Fire Flow

Through the development review and building permit processes, the City will require that all new development provide the water systems needed to meet fire flow requirements as determined by the Arcadia Fire Department. Where deemed necessary, existing fire hydrants will be required to be tested to confirm adequate fire flows.

Responsible Agency:	Fire Department, Public Works Services, and Development Services Department – Planning and Building Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-6.2; S-6.4; S-6.5
Sustainability Focus?	No

8-9. Adequate Emergency Vehicle Access

8-9.1.

Through the development review process, the City will require that internal circulation systems be designed to accommodate fire suppression equipment with adequate turnaround areas as determined by the Arcadia Fire Department. The City will require new development to provide adequate access for emergency vehicles, particularly fire-fighting equipment, as well as secure evacuation routes for inhabitants in compliance with the latest building and fire codes.

8-9.2.

The City will only approve new lot subdivisions that will provide adequate evacuation and emergency vehicle access to and from the lot subdivision on streets or street systems that are evaluated for their traffic access or flow limitations, including but not limited to weight or vertical clearance limitations and dead-end, one-way, or single lane conditions. Homes shall have visible street addressing and signage to support emergency services and evacuations.

Responsible Agency:	Fire Department and Development Services Department, Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-6.1; S-6.5; S-6.6
Sustainability Focus?	No

8-10. Mutual Aid Agreements

The City will maintain standing mutual aid agreements with neighboring jurisdictions, the County, the California Department of Forestry and Fire Protection (CAL Fire), and U.S. Forest Service to furnish specified aid upon demand in the event of a major emergency, as appropriate.

Responsible Agency:	Fire and Police Departments
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-1.3, S-8.6
Sustainability Focus?	No

8-11. Emergency Preparedness

8-11.1.

The City will maintain and update on a regular basis emergency response preparedness programs, plans, and procedures such as its Emergency Operations Plan and Local Hazard Mitigation Plan.

8-11.2.

Members of the City's Emergency Management Team will receive regular training to provide them with the skills necessary to respond to any emergency.

8-11.3.

The City will prepare, publish, and regularly update emergency evacuation routes and plans.

8-11.4.

The City will periodically test, review, and update, as necessary, technology for emergency mass notification systems.

Responsible Agency:	Fire and Police Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-9.1; S-9.2; S-9.3; S-9.4; S-9.5; S-9.6
Sustainability Focus?	No

8-12. Fire and Police Department Funding

Through the annual budgeting and long-range planning processes, the City will assess changing needs for fire and police department personnel, equipment, and facilities based on desired service levels, demands created by new development and uses, and other specific needs. Funding will be provided consistent with City Council objectives.

Responsible Agency:	Fire Department; Police Department; Development Services Department - Planning
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Funding Source:	General Fund and Grants
Time Frame:	Ongoing
Related Policies:	S-8.1; S-8.2; S-8.3
Sustainability Focus?	No

8-13. Pre-emptive Traffic Control Devices

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.

Responsible Agency:	Fire Department; Development Services Department - Engineering
Funding Source:	Capital Improvement (CIP) grant
Time Frame:	Short term (1-5 years)
Related Policies:	S-5.4
Sustainability Focus?	No

8-14. Smoke and Carbon Monoxide Alarms in Residential Structures

The City will promote the installation and maintenance of working smoke and carbon monoxide alarms in all residential structures.

Responsible Agency:	Fire Department; Development Services Department – Building and Safety
Funding Source:	General Fund and Grant
Time Frame:	Ongoing
Related Policies:	S-6.2; S-6.7
Sustainability Focus?	No

8-15. Retrofit Existing Structures

8-15.1.

The City will promote the retrofitting of fire sprinkler systems in existing buildings to protect life and property.

8-15.2.

The City will promote the retrofitting of existing structures in Fire Hazard Severity Zones to meet current safety regulations, such as the building and fire code, to help reduce the risk of structural and human loss due to wildfire.

8-15.3.

The City will pursue a program to promote non-conforming development to meet the most up to date fire standards, particularly regarding road access, road design, structure design, and landscape design. This would include continued annual mailers sent to homes in Very High Fire Hazard Severity Zones. The

program's outreach efforts may expand in the future to include sending mailers to non-conforming residences citywide or updating a video on home hardening for dissemination on television, the City website, or social media.

8-15.4.

The City will pursue applicable grants for efforts to weatherize public facilities, prioritizing critical facilities and any facilities that are at elevated risk of hazards.

8-15.5.

The City will encourage building designs and retrofits that moderate indoor temperatures during extreme heat events. Efforts may include engaging residents or developers on the topic, developing a standard comment for discretionary developments, or advertising grants as they become available for qualified homeowners.

Responsible Agency:	Fire Department; Development Services Department – Building Services, and Office
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-1.3; S-2.2; S-6.2; S-6.4
Sustainability Focus?	Yes

8-16. Fire Hydrants

8-16.1.

The City will evaluate and replace fire hydrants, as needed, to ensure minimum fire flow requirements are met.

8-16.2.

The City will flush all fire hydrants twice a year per current National Fire Protection Association standards.

Responsible Agency:	Fire Department; Public Works Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-6.2; S-6.4
Sustainability Focus?	No

8-17. Technology and Crime Prevention

8-17.1.

The City will investigate the use of intelligent video surveillance technology suitable for fixed or portable deployment for purposes of general crime suppression and specific site security for critical infrastructure and at other locations deemed appropriate for crime suppression.

8-17.2.

The City will investigate using technology that would allow community members to report crime or other incidents from remote locations through computer and internet connections.

8-17.3.

The City will explore emerging GPS technology suitable for tracking individuals and property for crime prevention, locating missing persons, or other needs.

8-17.4.

The City will look to connect its law enforcement databases to County, State, and Federal agencies, including potentially the Department of Immigration and Customs Enforcement.

The City will work with the court system to create interactive computer-based technologies that will allow officers to conduct business with the court while remaining on-duty within the City limits.

Responsible Agency:	Police Department
Funding Source:	Federal Government Grants; General Fund
Time Frame:	Within 6 months
Related Policies:	S-8.2; S-8.3; S-8.4; S-8.5; S-8.7; S-9.1
Sustainability Focus?	No

8-18. Public Education, Outreach Programs, and Community Partnerships

8-18.1.

As funding allows, the Police Department will continue to implement volunteer programs and outreach programs for crime prevention. The Police Department will actively pursue grants to fund such programs.

8-18.2.

The City will convene and regularly train neighborhood-based emergency response teams (e.g., CERT) and explore incorporating climate change response and recovery. The City will utilize City website, social media, and other paths (e.g., places of worship, community groups) to ensure CERT recruiting includes a diverse set of community members and leaders.

8-18.3.

The City will provide information and instructions on how community members can prepare for disasters and climate events.

8-18.4.

The City will work with local food banks to distribute food and pop-up food pantries during hazard events.

8-18.5.

The City will work with non-profit organizations such as the Red Cross to improve support for frontline workers, such as first responders, medical professionals, shelter staff, and transportation workers, during major hazard events. This type of support may include emergency childcare if a hazard causes schools or daycares to be closed, counseling services if a hazard is especially devastating, or other hazard-specific efforts.

8-18.6.

The City will include information on assistance programs in appropriate languages during and after a hazard event.

8-18.7.

The City will explore partnerships for providing an emergency evacuation shuttle service.

8-18.8.

The City will promote greater awareness of the impacts of extreme heat exposure on the most vulnerable populations, such as seniors, people living in poverty, those with chronic conditions, and outdoor workers.

8-18.9.

The City will develop a debris flow public awareness campaign for households who live in debris flow hazard areas, as determined by fire risk, slope, and past debris flow events.

Responsible Agency:	Police Department; Development Services Department – Planning Services
Funding Source:	Grants
Time Frame:	Ongoing
Related Policies:	S-1.2; S-1.3; S-3.2; S-6.3; S-8.8; S-9.4; S-9.7; S-9.8
Sustainability Focus?	Yes

8-19. Partnership with Local Agencies

8-19.1.

The City will continue a comprehensive partnership between the Arcadia Unified School District and the Police Department for purposes of maximizing the safety of local children before, during, and after school. This partnership will encompass traffic management around the schools, and will include involvement of each school's PTA.

8-19.2.

The City will coordinate with demand-response/paratransit transit services prior to expected extreme heat days to ensure adequate capacity for customer demand for transportation to cooling centers.

8-19.3.

The City will coordinate with local transit agencies to retrofit existing bus stops, where feasible, with shade structures to safeguard the health and comfort of transit users.

8-19.4.

The City will coordinate with Southern California Edison and other energy-related organizations and agencies to explore potential programs and partnerships to reduce cost-burdens for low-income households related to the use of air conditioning during extreme heat events.

Responsible Agency:	Police Department; Arcadia Unified School District; Development Services Department – Planning Services; Arcadia Transit
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-2.2; S-8.6, S-5.6
Sustainability Focus?	Yes

8-20. Police Sub-Station

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.

Responsible Agency:	Police Department and Development Services Department – Planning Services
Funding Source:	Private Funds; General Fund
Time Frame:	As-Needed Basis
Related Policies:	S-8.3
Sustainability Focus?	No

8-21. Police and Fire Department Review

8-21.1.

The City will refer proposals for new development and redevelopment to the Arcadia Fire and Police Departments for review and comment prior to approval of discretionary actions. The departments will also submit security and fire hazard management recommendations, and projected response times to the project site for inclusion by the City as project conditions of approval. For new development and redevelopment in fire hazard severity zones, project conditions of approval will be in line with the most current version of the California Building Codes and California Fire Code.

8-21.2.

The City will continue to require new residential subdivisions and new accessory dwelling units within hazard areas to meet required evacuation standards in line with state fire codes, such as signage and road widths.

8-21.3.

The City will encourage the strategic placement of structures in Very High Fire Hazard Severity Zones that conserve fire suppression resources, increase safety for emergency fire access and evacuation, and provide a point of attack or defense from a wildfire.

8-21.4.

The City will encourage post-fire redevelopment proposals (when a structure is partially or entirely redeveloped as a result of structural damage from a wildfire) outside of a Fire Hazard Severity Zone to comply with the most current version of California Building Codes and California Fire Code. City staff will provide resources to the developer related to the building materials and vegetation components that go into the fire-safe design requirements of the California Building Codes and California Fire Code.

Responsible Agency:	Fire and Police Departments; Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Related Policies:	S-6.4; S-6.8; S-6.9; S-8.1; S-9.1; S-9.4; S-9.5; S-9.11
Sustainability Focus?	No

8-22. On-site Security during Construction

For large projects at the discretion of the Police Department, applicants will be required to provide on-site security during construction, commensurate with the scale of the development and level of risk, as a means of preventing potential theft and vandalism.

Responsible Agency:	Police Department
Funding Source:	Private
Time Frame:	Ongoing
Related Policies:	S-8.2
Sustainability Focus?	No

8-23. Crime Prevention Through Environmental Design

Crime shall be discouraged through the incorporation of Crime Prevention Through Environmental Design (CPTED) concepts into the design of dwellings and structures.

Responsible Agency:	Police Department; Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-8.2
Sustainability Focus?	No

8-24. Vegetation Management and Landscaping

8-24.1.

The City will promote the use of natural, or nature-based, flood protection measures to prevent or minimize flood hazards, where feasible. These measures could include bioswales, green roofs, green alleys, and notched curbs.

8-24.2.

The City will encourage the use of low-volume and well-maintained landscaping. The City will review recommended vegetation to include climate-adapted plants that are compatible with the area's natural vegetative habitats and forecasted climate.

8-24.3.

The City will coordinate with regional efforts to address unique or emerging pest, disease, exotic species, and other forest health issues in open space areas to reduce fire hazards and support ecological integrity.

8-24.4.

Update the landscape ordinance to incentivize the preservation or replacement of mature trees.

8-24.5.

The City will develop a new street regularly review tree species palette that prioritizes trees based on having low water needs and adaptability to climate change and future environmental conditions.

8-24.6.

The City will identify grant funding to develop a program to install additional street trees or provide canopy trees to residents for planting.

8-24.7.

The City will prioritize tree planting from approved street tree list based on the existing tree canopy and the population's vulnerability to extreme heat. Where possible, integrate shade trees with bike and pedestrian infrastructure.

8-24.8.

The City will ensure all park facilities, including recreational sports complexes, include a tree canopy, shade structures, and materials with low solar gain to improve usability on high heat days and reduce heat retention.

Responsible Agency: Fire Department, Recreation and Community Services Department, Public Works

Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	S-1.1; S-1.3; S-2.1; S-2.2; S-5.3; S-6.2; S-6.8; S-6.10
Sustainability Focus?	Yes

8-25. Climate Resilient Public Realm

8-25.1.

The City will identify streets and intersections and other infrastructure that would be candidates for stormwater quality and green infrastructure enhancement features.

8-25.2.

The City will continue to ensure that critical City facilities have backup energy sources such as battery storage. The City will prioritize clean energy sources, such as solar, where feasible.

8-25.3.

The City will install refrigerators at resilience centers, such as existing cooling centers and emergency shelter locations, to provide storage for medication in blackout or other hazard events.

8-25.4.

The City will investigate the use of City facilities such as parks, schools, and recreation centers to serve as cool zones.

8-25.5.

The City will encourage the addition of shade structures in the public realm through appropriate means, especially in communities with reduced access to open space.

8-25.6.

The City will encourage the use of cooling methods to reduce the heat retention of pavement and surfaces such as streets, parking lots, and walking paths.

8-25.7.

The City will evaluate culverts in the Very High Fire Hazard Severity Zones to determine if resizing them to accommodate wildfire flows during regular maintenance is required. Culverts that require increased debris cleaning during the rainy season will be prioritized.

8-25.8.

The City will evaluate replacing plastic culverts with fire-resistant materials such as reinforced concrete pipe and steel in High Fire Hazard Severity Zones.

Responsible Agency:	Development Services Department - Planning Services; Fire Department; Recreation and Community Services Department; Arcadia Unified School District; Public Works
Funding Source:	General Plan, Grants
Time Frame:	Ongoing
Related Policies:	S-1.1; S-2.1; S-2.2; S-3.1; S-5.1; S-5.2; S-9.7; S-9.10
Sustainability Focus?	Yes

8-26. Cool Building Design

8-26.1.

The City will encourage cool or green roofs for new commercial buildings as a standard condition of approval.

8-26.2.

The City will encourage alternatives to air conditioning such as ceiling fans, air exchangers, increased insulation, and low-solar-gain exterior materials to reduce peak electrical demands during extreme heat events to ensure reliability of the electrical grid.

Responsible Agency:	Development Services Department, Planning Services, Building Services
Funding Source:	General Plan, Grants
Time Frame:	Ongoing
Related Policies:	S-1.1; S-2.2
Sustainability Focus?	Yes

9. Noise Element

9.1. Noise Assessments

The City will incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise contours figure illustrated in the Noise Element of the General Plan identifies areas within the City exposed to noise levels greater than 60dB CNEL shall be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included. Educate developers and applicants on the City's noise standards.

For purposes of community noise assessment, potential changes to the existing noise and traffic conditions can adversely affect the ambient noise conditions. These can be characterized by measurable increases in noise levels and indirectly by increases in traffic volumes. Unless otherwise exempted, proposed projects shall require preparation of environmental analyses under the provisions of the California Environmental Quality Act and an acoustical analysis for proposed new construction to pursue the noise standards identified in Table N-2 in the noise Element. Among other required elements, the analysis shall discuss how the project will pursue the following guidelines:

- No more than 3dBA CNEL increase for all areas where the proposed project's noise levels would meet or exceed the City's dBA CNEL noise level performance shown in Table N-2.

- No more than a 5 dBA CNEL noise level increase for areas where the proposed project's noise levels remain below the City's noise standards shown in Table N-2.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund; Applicant Funding
Time Frame:	Ongoing
Related Policies:	N-1.1
Sustainability Focus?	No

9-2. Enforce California Noise Insulation Standards

The City will enforce provisions of the California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multifamily residential living spaces shall not exceed 45 dB CNEL. The standard is defined as the combined effect of all noise sources, and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than detached single-family dwellings. The City will additionally apply the standard to single-family dwellings and condominium conversion projects.

Responsible Agency:	Development Services Department – Planning Services, Building Services, and Code Enforcement
Funding Source:	General Fund
Time Frame:	Ongoing
Sustainability Focus?	No

9-3. Ensure Noise Limits Identified in the City's Municipal Code Are Enforced

The City will enforce noise limits, as identified in the City's Municipal Code, which specifies acceptable limits of noise throughout the City for all land uses

Responsible Agency:	Development Services Department – Planning Services and Code Enforcement; Police Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	N-1.2; N-1.3; N-1.4; N-1.5
Sustainability Focus?	No

9-4. Utilization of Land Use Noise Guidelines

The City will utilize land use noise guidelines developed in the Noise Element of the General Plan to consider appropriate location noise generating uses during the development review process

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	N-1.2; N-1.3; N-1.4; N-1.5

Sustainability Focus? No

9-5. Collaborate with Responsible Agencies to Minimize Transportation Related Noise

The City will work with responsible federal and state agencies to minimize the impact of transportation-related noise, including noise associated with freeways and major arterials

Responsible Agency: Development Services Department – Planning and Engineering Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: N-2.1; N-2.2; N-2.3; N-2.4; N-2.5; N-2.6
Sustainability Focus? No

9-6. Evaluation of City Purchases

The City will include noise considerations in evaluating City purchases of noise generating equipment (vehicles, motorized maintenance equipment, etc.), giving priority where practicable to purchase items incorporating all available noise control technology.

Responsible Agency: Public Works Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: N-3.1; N-3.3
Sustainability Focus? No

9-7. Quiet Pavement Surfaces

The City will consider quiet pavement surfaces such as rubberized streets in the City's repaving plans as an opportunity to make a noticeable reduction in traffic noise along City streets.

Responsible Agency: Development Services Department – Engineering Services; Public Works Services
Funding Source: Gas Tax; General Fund; Transportation Funds
Time Frame: Ongoing
Related Policies: CI-2.5; N-2.3
Sustainability Focus? No

9.8. Impact on Noise Sensitive Land Uses

The City will require an acoustical analysis if a project that will create or impact existing noise sensitive land uses is proposed in a location that is beyond the 60 dBA CNEL contour or higher within the City, using the typical noise contours in the Noise Element.

Responsible Agency: Development Services Department – Planning Services and Code Enforcement
Funding Source: Private

Time Frame:	Ongoing
Related Policies:	N-1.1
Sustainability Focus?	No

10. Environmental Justice Element

10-1. Bike and Pedestrian Improvements

The City will conduct outreach and engage with community members to identify and prioritize streets and intersections for improvements to sidewalks, and bike lanes when planning for new active transport infrastructure.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Capital Improvement Program Funds; Transportation Funds
Time Frame:	Medium-term
Related Policies:	EJ-1.1; EJ-1.2; CI-4.1; CI-4.2; CI-4.3; CI-4.5; CI-4.7; CI-4.9; CI-4.10; CI-4.11; PR-1.12
Sustainability Focus?	Yes

10-2. Emergency Preparedness Education

The City will educate residents about personal emergency preparedness and the emergency resources that the City provides to them. This will be accomplished through a variety of channels, including educational materials, public events, and online resources to ensure residents are aware of emergency preparedness resources.

Responsible Agency:	Fire Department, Police Department, and City Manager's Office
Funding Source:	Departmental Budget
Time Frame:	Ongoing
Related Policies:	EJ-4.3; S-9.1; S-9.4
Sustainability Focus?	No

10-3. Cooling Infrastructure

10-3.1.

The City will work with the County of Los Angeles to expand cooling center amenities within the city and increase awareness of community awareness of cooling centers through public education materials and events.

10-3.2.

The City will identify a network of streets, prioritizing transit corridors and routes to school, to strategically install more shade structures, benches and places to rest, reflective pavements, and other interventions

to abate urban heat island effect and encourage active mobility. The City will secure long-term funding for initial implementation and ongoing maintenance.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund; Transportation Funds; Grants
Time Frame:	Ongoing
Related Policies:	S-9.7; PR-3.1; EJ-1.3; EJ-4.1; EJ 4.2
Sustainability Focus?	No

10-4. Innovative Strategies for Parks Access

The City will identify opportunities to expand park access with the goal of ensuring that all residents have access to a park within a 10 minute walk (0.5 miles). Strategies will include identifying sites for construction of pocket parks or mini parks, typically less than 1 acre, prioritizing areas with low park access and areas where larger parks are not possible. The City will also continue to maintain shared-use agreements with schools and other entities to allow public access to facilities outside of hours of operation.

Responsible Agency:	Recreation and Community Services
Funding Source:	General Fund
Time Frame:	Mid-term
Related Policies:	EJ-1.4; PR-1.9; PR-4.3
Sustainability Focus?	No

10-5. Pollution Mitigation for Parks

The City will, when planning for upgrades to parks which are adjacent to the freeway, rail corridor, or major roads, include sufficient landscaping, fencing, or other barriers to reduce noise and air pollution impacts.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Capital Improvement Funds; Transportation Funds
Time Frame:	Medium-term
Related Policies:	EJ-1.5; EJ-2.1; RS-1.2
Sustainability Focus?	No

10-6. Reduce Truck-related Pollution

When truck routes are being planned or re-evaluated, the City will minimize impacts to sensitive land uses such as homes and schools whenever feasible.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Short-term
Related Policies:	EJ-2.1; RS-1.4, RS-1.6
Sustainability Focus?	No

10-7. Home Weatherization

The City will work with energy providers to advertise and help connect low-income homeowners and renters to California Department of Community Services and Development programs, including the Weatherization Assistance Program.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	EJ-3.1
Sustainability Focus?	Yes

10-8. Temporary Shelters

The City will work with nonprofit partners to identify creative solutions for temporary housing, including temporary shelter, for people experiencing homelessness, including after natural disasters.

Responsible Agency:	Development Services Department – Planning Services, Recreation & Community Services
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	EJ-3.2; H-3.4
Sustainability Focus?	No

11. Mitigation Measures

Each implementation program below is a mitigation measure included in the General Plan Environmental Impact Report (EIR). The programs are grouped by subject, consistent with the format of the EIR.

Air Quality

11-1. Reduction of Exhaust Emissions from Construction Equipment

The City shall require construction projects that are subject to discretionary approval to implement the following measures to reduce exhaust emissions from construction equipment:

1. Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas/diesel-powered electric generators and equipment.
2. Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
3. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.
4. On-site equipment shall not be left idling when not in use.

5. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

Responsible Agency:	Development Services Department– Building Services Division
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	Yes

11-2. Heath Risk Assessments

The City shall require future development that is inconsistent with the recommended buffer distances (siting criteria) in CARB’s Land Use Handbook to prepare a site-specific health risk assessment to determine impacts to sensitive receptors. In light of the results of the aforementioned analysis, the City shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution:

1. Encourage site plan designs to provide appropriate set-back and/or design features that reduce TACs at the source;
2. Encourage the applicants for sensitive land uses to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential impacts to sensitive receptors; and
3. Orient activities involving idling trucks as far away from and downwind of existing or proposed sensitive receptors as feasible.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	Yes

Biological Resources

11-3. Habitat Assessments

Prior to the development of vacant and undeveloped areas, a qualified biologist, under the direction from the City, shall determine whether a habitat assessment is required to assess site potential to support any special status plant or wildlife species. If potentially suitable habitat is present for any special status species, then the City shall direct appropriate focused surveys to be performed to determine the presence or absence of special status species. If any special status species is identified on the site, then appropriate avoidance and/or mitigation measures shall be implemented, as approved by the resource agencies, and subject to the necessary permits under the FESA, the CESA, the California Fish and Game Code, and other applicable regulations.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	Yes

Cultural Resources

11-4. Architectural Resource Assessments

Prior to the issuance of demolition permits that may affect structures 50 years of age or older, a qualified architectural historian shall conduct an assessment to determine the significance of the structure(s) and/or site(s). Project applicants/developers shall ensure that, to the maximum extent possible, direct or indirect impacts to any known properties that are deemed eligible for inclusion in the NRHP, the CRHR, or a local designation be avoided and/or preserved consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Should avoidance and/or preservation not be a feasible option, a qualified architectural historian shall develop a mitigation program that may include, but not be limited to, formal documentation of the structure using historical narrative and photographic documentation, facade preservation, and/or monumentation. Properties are not equally significant, and some retain more significance than others. Therefore, prior to development decisions, a qualified architectural historian shall be retained to evaluate the circumstance regarding the property and planned development and to make management decisions regarding documentation of the property.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

11-5. Archaeological Resource Assessments

Projects that would require ground disturbance and would be located on undeveloped parcels or near known cultural resources shall implement the following:

1. If only minor ground disturbance is anticipated, a “Quick Check” records search at the South Central Coastal Information Center, Fullerton, must be performed to determine whether archaeological resources are recorded on the project site. If no archeological resources were recorded on the project site based on past surveys completed, then no further action is required. If no survey has ever been conducted on the project site, or if archaeological resources are found to be recorded on the project site, a Phase I study is required. Should cultural resources be encountered during construction activities, a qualified Archaeologist shall be retained to evaluate the discovery and shall implement procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the resources, as appropriate. If the resources are found to be significant, the Archaeologist shall determine appropriate actions—in cooperation with the City—for preservation and/or data recovery.
2. If a project requires major ground disturbance (e.g. grading, trenching), a Phase 1 study shall be undertaken to evaluate the current conditions of a project site. The study shall consist of (1) an initial records search including records, maps, and literature housed at the Archaeological Information Center located at California State University, Fullerton; (2) a Sacred Lands check with

the NAHC and initial scoping with interested Indian Tribes and individuals identified by the NAHC; (3) a pedestrian field survey by a qualified Archaeologist to determine the presence or absence of surficial artifactual material and/or the potential for buried resources; and (4) a technical report describing the study and offering management recommendations for potential further investigation.

3. If archaeological resources are discovered as a result of the Phase I study, a Phase II evaluation of the significance of any prehistoric material that is present shall be undertaken. The evaluation shall include further archival research, ethnographic research, and subsurface testing/excavation to determine the site's horizontal and vertical extent, the density and diversity of cultural material, and the site's overall integrity. The evaluation shall include a technical report describing the findings and offering management recommendations for sites determined to be significant. Non significant resources would require no further study.
4. If the Phase II evaluative study indicates that a significant site is present, the qualified Archaeologist shall determine appropriate actions, in cooperation with the City of Arcadia, for preservation and/or data recovery of the resource. Preservation in place is the preferred manner of mitigation, as provided in CCR Section 15126.5(b)(3). This could include (1) avoidance of resources; (2) incorporation of resources into open space; (3) capping the resource with chemically stable sediments; and/or (4) deeding the resource into a permanent conservation easement. To the extent that a resource cannot be preserved in place, a Phase III data recovery excavation shall be completed to recover the resource's scientifically consequential information. A technical report shall be completed that adheres to the OHP's Archaeological Resources Management Report (ARMR) guidelines.
5. Monitoring of ground-disturbing activities shall be undertaken by a qualified Archaeologist as a final mitigation measure in areas that contain or are sensitive for the presence of cultural resources.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

11-6. Paleontological Resource Assessments

Future development and public and infrastructure projects that would excavate into Older Quaternary Alluvium deposits shall implement the following:

1. An archival records search shall be undertaken at the NHMLAC to determine the depositional environment within the project area and to evaluate the likelihood of fossils being present.
2. A field survey shall be undertaken prior to ground-disturbing activities in areas of potential but unknown sensitivity to evaluate the site for the presence of significant fossil resources and establish the need for paleontological salvage and/or monitoring.
3. If significant fossils are discovered as a result of a field survey or during monitoring operations, a qualified Paleontologist shall determine appropriate actions, in cooperation with the City of Arcadia, for the preservation and/or salvage of the resource.
4. Any monitoring activities shall be accomplished by a qualified paleontologist so that fossils discovered during grading can be scientifically and efficiently recovered and preserved.
5. A qualified paleontologist shall prepare collected specimens to a point of identification and place the prepared fossils in the appropriate institution for permanent curation.
6. Upon completion of recovery and curation, all studies and actions shall be described in a paleontological technical report prepared by a qualified paleontologist.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

Geology and Soils

11-7. Sewer Requirements for Northern Areas of the City

Future development at the northern edge of the City (generally north/northwest of Canyon Road) shall provide for the extension of sewer lines to serve the proposed project in order to avoid hazards associated with soils incapable of supporting septic tank systems.

Responsible Agency:	Development Services Department – Engineering Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

Noise

11-8. Construction Noise Reduction Measures

Prior to issuance of discretionary permits for construction activities, project applicants/developers shall submit evidence to the Director of Development Services that the following noise reduction measures are stated as requirements on the construction plans and specifications:

- During all excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors.
- When feasible, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels, according to the construction hours set forth in the Municipal Code.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Responsible Agency:	Development Services Department – Planning Services
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

11-9. Acoustical Study for Projects with High Levels of Ambient Noise

Prior to the issuance of discretionary permits for residential development in areas with existing high levels of ambient noise (i.e., along major roadways and the railroad tracks), a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and submitted to the Development Services Department for residential structures. This report shall describe and quantify the noise sources impacting the building(s), the amount of outdoor-to-indoor noise reduction provided in the architectural plans, and any upgrades required to meet the City's interior noise standards (45 CNEL for residences). The measures described in the report shall be incorporated into the architectural plans for the buildings and implemented with building construction.

Responsible Agency:	Development Services Department – Planning Services (site plan review); Building Services Division (plan check process)
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

11-10. Noise Assessment for Stationary Noise near Sensitive Receptors

For proposed commercial and industrial land uses that would generate stationary noise near noise sensitive receptors, a detailed noise assessment shall be prepared by a qualified Acoustical Consultant prior to the issuance of building permits. The assessment shall utilize noise data provided by the manufacturer(s) of the equipment utilized by the project or noise measurements from substantially similar equipment to project noise levels at the noise-sensitive uses (on- and off-site). Compliance with the City's noise standards for residences shall be demonstrated and any measures required to meet the noise standards shall be described and incorporated into the building plans for the project. These measures may include, but not be limited to, selection of quiet models, construction of barriers, equipment enclosures, and placement of the equipment. Project applicants/developers shall submit evidence to the Director of Planning Development that the following noise reduction measures are stated as requirements on the construction plans and specifications:

- Require preparation of a noise analysis for all proposed commercial and industrial projects to be located adjacent to an existing noise-sensitive use, including but not limited to residential areas, schools, and hospitals.
- Design the construction of new commercial and industrial uses adjacent to noise-sensitive uses with noise mitigation measures to reduce the noise impacts associated with truck deliveries and stationary equipment, such as pumps, compressors, and air conditioning units.
- Require that all loading facilities be located and designed to minimize the potential noise impacts to adjacent noise sensitive uses.

Responsible Agency:	Development Services Department – Planning Services (site plan review); Building Services Division (plan check process)
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

11-11. Groundborne Vibration Mitigation Plan

Prior to the issuance of a grading permit for projects that have a potential to generate groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers) or be exposed to vibration from off-site sources, the City shall require applicants for development projects that would be located adjacent to any developed/occupied sensitive local receptors or for proposed residential projects to submit a construction-related vibration mitigation plan to the City for review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project.

Responsible Agency:	Development Services Department – Planning Services Division
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

Utilities

11-12. Water, Sewer, and Storm Drain Assessments

Prior to approval of development applications that could have an impact on existing water, sewer, or storm drain infrastructure capacities, as determined by the City Engineer, the project applicant/developer shall be required to determine project impacts on each system. If water, sewer, and/or storm drain infrastructure improvements are required in order to serve the proposed project, then appropriate mitigation shall be provided in the analysis and shall be incorporated into site development plans, subject to review and approval by the City Engineer. If infrastructure improvements outside the jurisdiction of the City of Arcadia are required, including improvements to trunk sewer lines owned by the Sanitation Districts of Los Angeles County, the needed improvements, or fair share payments in lieu of infrastructure improvements, shall be completed to the satisfaction of the appropriate jurisdictions.

Responsible Agency:	Development Services Department – Engineering Services Division
Funding Source:	Private
Time Frame:	Ongoing
Sustainability Focus?	No

Greenhouse Gas Emissions

11-13. Mixed Use Development

The City shall actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Downtown Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. The City shall establish developer incentives to encourage well-designed, mixed use and infill development projects in these areas.

Responsible Agency:	Development Services Department – Planning Services Division
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Funding Source:	General Fund
Time Frame:	Short-term (1-5 years) for preparation of site list; ongoing encouragement of Mixed Use projects
Sustainability Focus?	Yes

11-14. LEED and other Green Certifications and Ratings

The City shall encourage future development and major renovation projects to achieve LEED certification, and/or other green certifications. The City shall investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification, and other green certifications and ratings.

Responsible Agency:	Development Services Department – Planning Services Division
Funding Source:	General Fund
Time Frame:	Ongoing
Sustainability Focus?	Yes

11-15. California Attorney General and CAPCOA Policies

The City shall consider and evaluate the applicability of the policies contained in the California Attorney General's Sustainability and General Plans: Examples of Policies to Address Climate Change California Attorney General's Office 1/22/10 and the California Air Pollution Control Officers Association's (CAPCOA's) Model Policies for Greenhouse Gas Emissions in General Plans June 2009. Attachment B of the Air Quality Report (Appendix E of the Draft EIR) includes the referenced documents in their entirety.

Responsible Agency:	Development Services Department – Planning Services Division
Funding Source:	General Fund
Time Frame:	Short-term (1-5 years)
Sustainability Focus?	Yes