



## **Section 2.0**

# **Executive Summary**

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### 2.1 PROJECT LOCATION

The City of Artesia (City) is located in southeast Los Angeles County, 19 miles southeast of the City of Los Angeles, and 10 miles northwest of the City of Anaheim. The City is bordered by the City of Norwalk to the north, and the City of Cerritos to the south, east, and west. Regional access to the City is provided via the SR-91 (Artesia Freeway) and the I-605 (San Gabriel River Freeway). Local access is provided via Pioneer Boulevard, Artesia Boulevard, 183<sup>rd</sup> Street, and South Street.

### 2.2 PROJECT SUMMARY

The General Plan Update is a comprehensive update of the 1993 General Plan, which is anticipated to be completed by July 2010. The purpose of the General Plan Update is to provide the City Council, Planning Commission, and Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through to the General Plan Horizon Year (2030). Goals and policies have been included as integral components to support each General Plan Element. Goals express the community's views and desires for its future growth and development, and policies are necessary for the implementation of each goal. Goals and policies reflect both short-term and long-term ambitions. Additionally, an Implementation Strategy that addresses each of the goals, objectives, and policies for all elements is proposed in the General Plan.

The General Plan Update's major components are:

1. Update of existing conditions, with year 2010 serving as the baseline years.
2. Update of General Plan development projections for population, and residential and non-residential development, for the year 2030.
3. Update of the Land Use Element, including the establishment of building intensities for all non-residential (commercial, industrial, and institutional) land use categories.
4. Addition of a Community Culture and Economy Element that seeks to reinforce the connections between individual well-being, economic prosperity, community involvement, and cultural and historic resources.
5. Addition of a Sustainability Element, in order to establish a framework for implementing sustainability principles appropriate for the City; and evaluate the City's current programs and efforts towards implementing sustainability.
6. Establishment of planning principles upon which to develop new goals, policies, and implementation measures and programs.



7. The creation of geographically-defined land use categories (i.e., Pioneer Boulevard Commercial, Gateway Community Commercial, South Street Commercial, and Norwalk Boulevard Commercial), and a mixed-use land use category (City Center Mixed-Use), in order to address the corridors' unique land use patterns.
8. Additions, deletions, or modifications to the 1993 General Plan goals, policies, objectives, and programs, as necessary.
9. Amendments to the remaining General Plan Elements to reflect items 1, 2, 4, 5, and 6 above.

The City of Artesia is approximately 99 percent built out, and as such, the General Plan Update will focus on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. As of 2010, the City consisted of approximately 491 acres of residential uses (an estimated 4,610 dwelling units) (DU); approximately 260 acres of non-residential uses (approximately 2.5 million square feet) (SF); approximately 6.7 acres vacant land; and approximately 256 acres of right-of-way.

When compared to 2010 existing conditions, implementation of the proposed General Plan Update would result in the following conditions at buildout:

- A housing stock of 4,948 DU, or 338 DU (primarily High Density Residential) over 4,610 existing DU;
- A population of 18,347 persons, or 1,253 persons over the existing population of 17,094 persons;
- A non-residential floor area of approximately 2,926,709 SF (primarily Commercial General), or approximately 416,017 SF over the existing non-residential floor area of approximately 2,510,693 SF; and
- Employment consisting of approximately 6,079 jobs, or approximately 1,069 jobs over the existing employment of 5,011 jobs.

## **2.3 PROJECT OBJECTIVES**

The City of Artesia is approximately 99 percent built-out, and as such, the General Plan Update focuses on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. The City of Artesia's objectives for the proposed General Plan and General Plan EIR are as follows:

- Update the City's environmental baseline conditions to the years 2010.
- Update the General Plan development projections for the year 2030, including projections for dwelling units, non-residential floor area, population, and employment.



- Provide new goals, objectives, and policies to address future development and growth within the City.
- Provide a basis for informative decisions when considering the 2030 development associated with implementation of the General Plan in the City of Artesia.
- Conform to Section 21000 et seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.

## **2.4 ENVIRONMENTAL IMPACTS**

The City of Artesia determined that a Program EIR should be prepared pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The environmental issues identified by the City for assessment in the Program EIR are:

- Land Use and Planning;
- Population, Housing, and Growth;
- Aesthetics and Light/Glare;
- Traffic and Circulation;
- Air Quality and Greenhouse Gas Emissions;
- Noise;
- Geology and Soils;
- Hydrology and Water Quality;
- Hazards and Hazardous Materials;
- Cultural Resources;
- Public Services/Parks and Recreation; and
- Utilities and Service Systems.

Section 5.0, *Environmental Analysis*, of this Program EIR provides a description of potential environmental impacts of the proposed General Plan and recommends mitigation measures to avoid or reduce impacts to a less than significant level, where feasible. After implementation of the recommended mitigation measures most of the significant or potentially significant impacts associated with the proposed General Plan would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant and unavoidable impact with implementation of the proposed General Plan.

### **AIR QUALITY**

- Short-Term Construction Emissions;
- Long-Term Mobile and Stationary Source Emissions;
- Short-Term Cumulative Impacts; and
- General Plan Buildout Cumulative Impacts.



## 2.5 SUMMARY OF PROJECT ALTERNATIVES

Section 8.0, *Alternatives to the Proposed Action*, analyzes two reasonable alternatives to the proposed Project, and evaluates the comparative merits of each alternative. Potential environmental impacts associated with the alternatives are compared to the impacts resulting from the proposed Project. The alternatives analyzed are: No Project/No Development Alternative; and No Project/Existing General Plan Alternative.

Implementation of the No Project/No Development Alternative assumes that no additional development would occur; thus, the City of Artesia would maintain the status quo of existing land use conditions and levels of development. Any development that would occur as part of buildout of the proposed General Plan Update would not occur under this Alternative. By definition, this Alternative prohibits the issuance of any further building permits. This condition would void the implementation of any current or future General Plan for the City of Artesia. This would be in direct conflict with California statutes requiring General Plans, the Subdivision Map Act, and the rights of land owners to develop their property.

The Existing General Plan Alternative describes buildout of the City of Artesia in accordance with existing General Plan’s land use designations and policies, as adopted in 1993. Additionally, the Existing General Plan Alternative describes buildout of the City in accordance with the Municipal Code’s existing Zoning Districts and development standards, as continuously adopted. This Alternative assumes that the Existing General Plan would continue to provide outdated information regarding several issues, such as land uses, traffic conditions, community noise levels, air quality data, public services and utilities levels of service, and population and housing. This Alternative assumes that ultimate buildout of the existing General Plan would occur. The Existing General Plan encompasses the same geographic area as that proposed by the General Plan Update.

## 2.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impacts	Mitigation Measures	Level of Significance After Mitigation
<b>Land Use and Planning</b>		
<i>Consistency With Relevant Federal and State Plans/Policies</i>		
The proposed General Plan Update could conflict with the Land Use Plan, policies, and regulations set forth in relevant Federal and State plans.	No mitigation is required.	Less Than Significant.
<i>Consistency With Relevant Local Plans and Policies</i>		
The proposed General Plan Update could conflict with the Land Use Plan, policies, and regulations set forth in local plans and policies.	No mitigation is required.	Less Than Significant.
<b>Population, Housing, and Growth</b>		
<i>Population Growth</i>		
Implementation of the proposed General Plan Update could induce substantial population growth in the City by proposing new homes and businesses.	No mitigation is required.	Less Than Significant.



Impacts	Mitigation Measures	Level of Significance After Mitigation
<i>Growth Inducing Impacts</i>		
The proposed Project could foster economic or population growth, or the construction of additional housing, resulting in growth-inducing impacts.	No mitigation is required.	Less Than Significant.
<i>Cumulative Impacts</i>		
The proposed Project, combined with cumulative development, could result in substantial growth-inducing impacts.	No mitigation is required.	Less Than Significant.
<b>Aesthetics and Light/Glare</b>		
<i>Short-Term Visual Character</i>		
Grading and construction activities associated with future development permitted by the General Plan Update could temporarily degrade the existing visual character or quality of the development sites and their surroundings.	AES-1 For future non-residential development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from residential properties. Construction worker parking may be located off-site with approval of the City; however on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris.	Less Than Significant With Mitigation Incorporated.
<i>Long-Term Visual Character</i>		
Future development permitted by the proposed General Plan could substantially degrade the existing visual character or quality of the development sites and their surroundings.	No mitigation is required.	Less Than Significant.
<i>Light and Glare</i>		
Development associated with the proposed General Plan could create new sources of substantial light and glare that would adversely affect sensitive receptors.	No mitigation is required.	Less Than Significant.
<i>Shade and Shadow</i>		
Development of the proposed General Plan Update could introduce shade and shadow effects onto adjacent buildings within the City.	No mitigation is required.	Less Than Significant.
<i>Cumulative Impacts</i>		
Future development resulting from implementation of the proposed General Plan Update could result in cumulative aesthetic impacts.	No mitigation is required.	Less Than Significant.



Impacts	Mitigation Measures	Level of Significance After Mitigation
<b>Traffic and Circulation</b>		
<i>Traffic Load and Street System</i>		
<p>The proposed General Plan Update could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p>	<p>TR-1 The City shall monitor traffic growth along Pioneer Boulevard (SR-91 to Artesia Boulevard) and Norwalk Boulevard (south of South Street) on an ongoing basis, in order to determine timing for implementation of the improvements necessary to achieve a LOS D or better.</p> <p>TR-2 To the extent that future development contributes to the need for improvements to Pioneer Boulevard (SR-91 to Artesia Boulevard) and Norwalk Boulevard (south of South Street), a fair-share contribution to the cost of the improvements shall be made a condition of approval for future developments.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
<i>Consistency With CMP, AQMP, and RMP</i>		
<p>Implementation of the proposed General Plan Update could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant.</p>
<i>Transit Systems</i>		
<p>Implementation of the proposed General Plan Update could conflict with adopted transit plans, guidelines, policies, or standards.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant.</p>
<i>Bicycle Routes</i>		
<p>Implementation of the proposed General Plan Update could conflict with adopted plans, guidelines, policies, or standards relevant to bicycle paths.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant.</p>
<b>Air Quality/Greenhouse Gas Emissions</b>		
<i>Short-Term Construction Emissions</i>		
<p>Construction activities under the proposed General Plan Update could generate a considerable increase of criteria pollutants, and thus may violate air quality standards.</p>	<p>AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project by project basis, and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:</p> <ul style="list-style-type: none"> <li>▪ Minimizing simultaneous operation of multiple</li> </ul>	<p>Significant Unavoidable Impact.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>construction equipment units;</p> <ul style="list-style-type: none"> <li>▪ Implementation of SCAQMD Rule 403, <i>Fugitive Dust Control Measures</i>;</li> <li>▪ Watering the construction area to minimize fugitive dust;</li> <li>▪ Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and</li> <li>▪ Minimizing idling time by construction vehicles.</li> </ul>	
<i>Long-Term Mobile and Stationary Source Emissions</i>		
<p>Future development under the proposed General Plan Update could generate increases in mobile and stationary source emissions, which may exceed South Coast Air Quality Management District Air Quality Standards.</p>	<p>No mitigation measures beyond the Goals, Policies, and Policy Actions identified in the proposed General Plan Update are required.</p>	<p>Significant Unavoidable Impact.</p>
<i>Carbon Monoxide Hotspots</i>		
<p>Future development under the proposed General Plan Update could generate increases in carbon monoxide hotspot emissions, which may exceed South Coast Air Quality Management District Air Quality Standards.</p>	<p>No mitigation measures beyond the Goals, Policies, and Policy Actions identified in the proposed General Plan Update are required.</p>	<p>Less Than Significant.</p>
<i>Consistency With Regional Plans</i>		
<p>Buildout of the proposed General Plan Update could conflict or obstruct implementation of the Southern California Association of Government's Regional Comprehensive Plan Guidelines and the South Coast Air Quality Management District's Air Quality Management Plan.</p>	<p>Refer to Mitigation Measure AQ-1.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
<i>Greenhouse Gas Emissions</i>		
<p>Implementation of the proposed Project could generate greenhouse gas emissions that may have a significant impact on the environment and could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.</p>	<p>AQ-2 The following is a list of potential design features that shall be incorporated, as determined feasible by the Community Development Director, into the <i>General Plan Update</i> and future projects to ensure consistency with adopted statewide plans and programs.</p> <p><i>Energy Efficiency</i></p> <ul style="list-style-type: none"> <li>▪ Incorporate green building practices and design elements.</li> <li>▪ Meet recognized green building and energy efficiency benchmarks.</li> <li>▪ Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling</li> </ul>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>systems, appliances, equipment, and control systems.</p> <ul style="list-style-type: none"> <li>▪ Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight.</li> <li>▪ Install efficient lighting, (including LEDs) for traffic, street and other outdoor lighting.</li> <li>▪ Provide education on energy efficiency to residents, customers and/or tenants.</li> </ul> <p><i>Renewable Energy and Energy Storage</i></p> <ul style="list-style-type: none"> <li>▪ Meet “reach” goals for building energy efficiency and renewable energy use.</li> <li>▪ Install solar, wind, and geothermal power systems and solar hot water heaters.</li> <li>▪ Install solar panels on unused roof and ground space and over carports and parking areas.</li> <li>▪ Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.</li> <li>▪ Use combined heat and power (CHP) in appropriate applications.</li> </ul> <p><i>Water Conservation and Efficiency</i></p> <ul style="list-style-type: none"> <li>▪ Incorporate water-reducing features into building and landscape design.</li> <li>▪ Create water-efficient landscapes.</li> <li>▪ Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.</li> <li>▪ Make effective use of graywater. (Graywater is untreated household waste water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)</li> <li>▪ Implement low-impact development practices that maintain the existing hydrology</li> </ul>	



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>of the site to manage storm water and protect the environment.</p> <ul style="list-style-type: none"> <li>▪ Devise a comprehensive water conservation strategy appropriate for the project and location.</li> <li>▪ Design buildings to be water-efficient. Install water-efficient fixtures and appliances.</li> <li>▪ Provide education about water conservation and available programs and incentives.</li> </ul> <p><i>Solid Waste Measures</i></p> <ul style="list-style-type: none"> <li>▪ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).</li> <li>▪ Integrate reuse and recycling into residential industrial, institutional and commercial projects.</li> <li>▪ Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.</li> <li>▪ Provide education and publicity about reducing waste and available recycling services.</li> </ul> <p><i>Land Use Measures</i></p> <ul style="list-style-type: none"> <li>▪ Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.</li> <li>▪ Meet recognized “smart growth” benchmarks.</li> <li>▪ Incorporate public transit into the project’s design.</li> <li>▪ Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.</li> <li>▪ Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.</li> <li>▪ Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced.</li> <li>▪ Meet an identified transportation-related benchmark.</li> </ul>	



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>▪ Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.</li> <li>▪ Promote “least polluting” ways to connect people and goods to their destinations.</li> <li>▪ Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.</li> <li>▪ Require amenities for non-motorized transportation, such as secure and convenient bicycle parking.</li> <li>▪ Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.</li> <li>▪ Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.</li> <li>▪ Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.</li> <li>▪ Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.</li> <li>▪ Purchase, or create incentives for purchasing, low or zero-emission vehicles.</li> <li>▪ Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.</li> <li>▪ Provide a vanpool for employees.</li> <li>▪ Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.</li> </ul>	
<p><i>Cumulative Impacts</i> Regional air quality emissions resulting from operational buildout of the proposed General Plan Update could cumulatively impact regional air quality levels.</p>	<p>Refer to Mitigation Measures AQ-2 and AQ-3.</p>	<p>Significant Unavoidable Impact.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
<b>Noise</b>		
<i>Short-Term Construction Noise</i>		
<p>Construction-related activities from development accommodated under the proposed General Plan Update would generate noise levels that could exceed established standards.</p>	<p>NOI-1 At the discretion of the City of Artesia's Community Development Director, construction activities that may occur under the <i>General Plan Update</i> shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.</li> <li>▪ All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drive-train, and other components.</li> <li>▪ Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a notable effect on construction operations or schedule.</li> </ul>	<p>Less Than Significant With Mitigation Incorporated.</p>
<i>Long-Term Operational Impacts</i>		
<p>Long-term operational noise from development associated with the proposed General Plan Update could contribute to an exceedance of the City's noise standards.</p>	<p>NOI-2 At the discretion of the City of Artesia's Community Development Director, all new development that may occur under the <i>General Plan Update</i> shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features,</p>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.</p> <p>NOI-3 At the discretion of the City of Artesia's Community Development Director, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the <i>Municipal Code</i>. In addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).</p>	
<i>Cumulative Short-Term Construction Noise</i>		
<p>Short-term construction noise associated with buildout of the proposed General Plan Update could generate cumulatively significant noise levels.</p>	<p>No mitigation measures beyond the Policies, and Policy Actions identified in the proposed General Plan Update are required.</p>	<p>Less Than Significant.</p>
<b>Geology and Soils</b>		
<i>Strong Seismic Ground Shaking</i>		
<p>Implementation of the proposed General Plan Update could expose people and structures to potential substantial adverse effects involving strong seismic ground shaking.</p>	<p>GEO-1 Prior to issuance of a Grading Permit for each future development project, a registered geologist or soils engineer shall prepare a site-specific Geologic Study, which shall be submitted to the City Building and Safety Division for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards, if any. All recommendations in the Geologic Study shall be implemented during site preparation, grading, and construction.</p> <p>GEO-2 Prior to issuance of any Grading Permit, Applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
<i>Seismic-Related Ground Failure</i>		
Implementation of the General Plan Update could expose people and structures to potential substantial adverse effects involving seismic-related ground failure (i.e., liquefaction).	Refer to Mitigation Measures GEO-1 and GEO-2.	Less Than Significant With Mitigation Incorporated.
<i>Expansive Soils</i>		
Future development associated with implementation of the proposed General Plan Update could be located on expansive soils creating potential risk to life or property.	Refer to Mitigation Measure GEO-1.	Less Than Significant With Mitigation Incorporated.
<i>Cumulative Impacts</i>		
Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to geologic, soils, and seismic conditions.	Refer to Mitigation Measures GEO-1 and GEO-2.	Less Than Significant With Mitigation Incorporated.
<b>Hydrology and Water Quality</b>		
<i>Water Quality – Construction</i>		
Grading, excavation, and construction activities associated with future development could impact water quality due to sheet erosion resulting from exposed soils and subsequent deposition of particles and pollutants in drainage areas.	No mitigation is required.	Less Than Significant.
<i>Water Quality – Long-Term</i>		
Implementation of the proposed General Plan Update could result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting water quality.	No mitigation is required.	Less Than Significant.
<i>Groundwater Depletion</i>		
Development associated with implementation of the proposed General Plan Update could deplete groundwater supplies.	No mitigation is required.	Less Than Significant.
<i>Risk Involving Flooding</i>		
Future development resulting from implementation of the proposed General Plan Update could expose people or structures to a significant risk involving flooding, as a result of the failure of a dam or levee.	No mitigation is required.	Less Than Significant.
<i>Cumulative Impacts</i>		
Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to hydrology and water quality.	No mitigation is required.	Less Than Significant.
<b>Hazards and Hazardous Materials</b>		
<i>Routine Transport, Use, or Disposal of Hazardous Materials</i>		
Future development in the city could create a significant hazard to the public and the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation is required.	Less Than Significant.



Impacts	Mitigation Measures	Level of Significance After Mitigation
<i>Construction-Related Accidental Release of Hazardous Materials</i>		
<p>Short-term construction activities in accordance with the proposed General Plan Update could create a significant hazard to the public or environment through accident conditions involving the release of hazardous materials.</p>	<p>HAZ-1 Prior to issuance of a Grading Permit, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc), which may require remedial activities prior to construction.</p> <p>HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:</p> <ul style="list-style-type: none"> <li>▪ Excavation and disposal at a permitted, off-site facility;</li> <li>▪ On-site remediation, if necessary; or</li> <li>▪ Other measures as deemed appropriate by the County of Los Angeles Fire Department Health</li> </ul>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>Hazardous Materials Division.</p> <p>HAZ-3 Prior to structural demolition/ renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.</p> <p>HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/ grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project-by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).</p>	
<i>Long-Term Accidental Release of Hazardous Materials</i>		
Operations of future development within the City in accordance with the proposed General Plan Update could create a significant hazard to the public or environment through accident conditions involving the release of hazardous materials.	Refer to Mitigation Measures HAZ-1 through HAZ-4 outlined above.	Less Than Significant With Mitigation Incorporated.
<i>Hazardous Materials In Proximity to a School</i>		
Future development within the City could emit or handle hazardous emissions within one-quarter mile of an existing school.	No mitigation is required.	Less Than Significant.
<i>Hazardous Material Sites</i>		
Future development within the City could be located on a hazardous materials site creating a significant hazard to the public or the environment.	Refer to Mitigation Measures HAZ-1 through HAZ-4 outlined above.	Less Than Significant With Mitigation Incorporated.
<i>Emergency Evacuation Plan</i>		
Future development within the City could interfere with an adopted emergency response plan or evacuation plan.	<p>HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> <li>▪ At least one unobstructed lane shall be maintained in both directions on surrounding roadways.</li> <li>▪ At any time only a single lane is available, the developer shall</li> </ul>	Less Than Significant With Mitigation Incorporated.



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.</p> <ul style="list-style-type: none"> <li>▪ If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.</li> </ul> <p>HAZ-6 The City Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.</p>	
<i>Cumulative Impacts</i>		
<p>Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to hazards and hazardous materials.</p>	<p>Refer to Mitigation Measures HAZ-1 to HAZ-6.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
<b>Cultural Resources</b>		
<i>Archaeological Resources</i>		
<p>Implementation of the proposed General Plan Update could cause a substantial adverse change in the significance of an archeological resource.</p>	<p>CR-1 Prior to any excavation and grading</p> <p>CR-2 In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the <i>CEQA Guidelines</i> shall be followed. After the find has been appropriately mitigated, work in the area may resume.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
<i>Human Remains</i>		
<p>Project implementation could disturb human remains, including those interred outside of formal cemeteries.</p>	<p>CR-3 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to</p>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.	
<i>Cumulative Impacts</i>		
Cumulative development in the project area and local region could cumulatively impact the area's cultural resources.	No mitigation is required.	Less Than Significant.
<b>Public Services/Parks and Recreation</b>		
<i>Fire Protection</i>		
Buildout of the City in accordance with the proposed General Plan Update could result in the need for new or physically altered fire protection facilities.	No mitigation is required.	Less Than Significant.
<i>Fire Protection Cumulative</i>		
Development within the City and local region could cumulatively impact fire protection services.	No mitigation is required.	Less Than Significant.
<i>Police Protection</i>		
Buildout of the City in accordance with the proposed General Plan Update could result in the need for new or physically altered police protection facilities.	No mitigation is required.	Less Than Significant.
<i>Police Protection Cumulative</i>		
Development within the City and local region could cumulatively impact police protection services.	No mitigation is required.	Less Than Significant.
<i>Schools</i>		
Buildout of the City in accordance with the proposed general plan update could result in the need for new or physically altered school facilities.	No mitigation is required.	Less Than Significant.
<i>Schools Cumulative</i>		
Development within the City and local region could cumulatively impact the area's schools and related resources.	No mitigation is required.	Less Than Significant.
<i>Parks and Recreation</i>		
Buildout of the City in accordance with the proposed general plan update could result in the need for new or physically altered park facilities.	PR-1 Prior to approval of the Final Parcel or Tract Maps related to future residential projects, the City shall require dedication of parkland and/or payment of in-lieu fees.	Less Than Significant With Mitigation Incorporated.
Buildout of the City in accordance with the proposed General Plan Update could result in increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur.	Refer to Mitigation Measure PR-1.	Less Than Significant With Mitigation Incorporated.



Impacts	Mitigation Measures	Level of Significance After Mitigation
<i>Parks and Recreation Cumulative</i>		
Development within the City and local region could cumulatively impact parks and recreation.	Refer to Mitigation Measure PR-1.	Less Than Significant With Mitigation Incorporated.
<b>Utilities and Service Systems</b>		
<i>Water Supply</i>		
Development accommodated under the proposed General Plan Update could require the construction of new water treatment facilities and/or expansion of existing facilities.	No mitigation is required.	Less Than Significant.
Development in accordance with the proposed General Plan Update could result in increased demand for water supplies within the City.	No mitigation is required.	Less Than Significant.
<i>Water Supply Cumulative</i>		
Development within the City and local region could cumulatively impact water facilities and supplies within the GSSWC Artesia System.	No mitigation is required.	Less Than Significant.
<i>Wastewater</i>		
Buildout of the City in accordance with the proposed General Plan Update could require the construction of new or expansion of existing wastewater conveyance systems.	USS-2 Prior to Grading Permit issuance and as determined necessary by the City, all new development that may occur under the General Plan Update shall undertake a site-specific sewer evaluation, including flow monitoring and modeling, in order to determine the adequacy of the existing conveyance system capacities in the affected project area lines, including trunk and local sewers.	Less Than Significant With Mitigation Incorporated.
Buildout of the City in accordance with the proposed General Plan Update could require the construction of new or expansion of existing wastewater treatment facilities.	Refer to Mitigation Measure USS-2.	Less Than Significant With Mitigation Incorporated.
<i>Cumulative Wastewater</i>		
Development within the City and local region could cumulatively impact wastewater conveyance and treatment facilities within the Los Angeles County Sanitation Districts' service area.	Refer to Mitigation Measure USS-2.	Less Than Significant With Mitigation Incorporated.
<i>Solid Waste</i>		
Buildout of the City in accordance with the proposed General Plan Update could generate solid waste that exceeds the permitted capacity of landfills serving the City.	No mitigation is required.	Less Than Significant.
Buildout of the City in accordance with the proposed General Plan Update could conflict with State, Federal, or local statues related to solid waste disposal.	No mitigation is required.	Less Than Significant.
<i>Solid Waste Cumulative</i>		
Development within the City and local region could cumulatively impact solid waste disposal and landfill capacity.	No mitigation is required.	Less Than Significant.



## Executive Summary

Impacts	Mitigation Measures	Level of Significance After Mitigation
<i>Electricity</i>		
Development accommodated by the proposed General Plan Update would create demands on electrical supply that could exceed available capacities.	No mitigation is required.	Less Than Significant.
<i>Cumulative Electricity</i>		
Development within the City and local region could cumulatively impact electrical services.	No mitigation is required.	Less Than Significant.
<i>Natural Gas</i>		
Development in accordance with the proposed General Plan Update would create demands for natural gas that could exceed available capacities.	No mitigation is required.	Less Than Significant.
<i>Cumulative Natural Gas</i>		
Development within the City and local region could cumulatively impact the SCG's natural gas system and supply.	No mitigation is required.	Less Than Significant.



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