



Section 5.1

Land Use and Planning



Land Use and Planning

Section 5.1

5.1.1 PURPOSE

Land use refers to the use of land for various activities, such as commerce, industry, recreation, and habitation. Land use patterns influence the character and function of a community and, therefore, land use planning is a fundamental component of a city's General Plan. This section of the EIR describes the General Plan's buildout potential according to the Land Use Element and identifies potential impacts related to the proposed land use Goals, Policies, and Policy Actions.

5.1.2 EXISTING REGULATORY SETTING

Regional plans/policies created by planning agencies such as the Southern California Association of Governments and the South Coast Air Quality Management District, influence land use planning in the City of Artesia.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments is the largest of nearly 700 councils of government in the United States. It functions as the Metropolitan Planning Organization for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The region encompasses a population exceeding 19 million persons in an area of more than 38,000 square miles. As the designated Metropolitan Planning Organization, the Association of Governments is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level.

SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process. SCAG is also responsible for the development of demographic projections, as well as the development of the integrated land use, housing, employment, transportation programs, measures, and strategies for portions of the South Coast Air Quality Management Plan (AQMP). The Gateway Cities Council of Governments (COG) is one of 13 Subregional Organizations that make up SCAG. The Gateway Cities COG consists of 27 cities, including Artesia, and has a combined population of two million people, who live and work in communities as diverse as their populations.

SCAG Regional Comprehensive Plan

SCAG's 2008 Regional Comprehensive Plan (RCP) addresses regional issues such as housing, traffic/transportation, water, and air quality. The RCP serves as an advisory document to local agencies in the Southern California region for their information and voluntary use for preparing local plans and handling local issues of regional significance. The RCP presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life.



The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region.

Regional Transportation Plan (2008 RTP)

On May 8, 2008, SCAG adopted its 2008 RTP. The 2008 RTP presents the transportation vision for the SCAG region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. The RTP focuses on maintaining and improving the transportation system through a balanced approach and considers system preservation, operation, and management, improved coordination between land-use decisions and transportation investments, and strategic expansion of the system to accommodate future growth.

Compass Blueprint Growth Visioning Program

In 2001, SCAG started a regional visioning process (i.e., Southern California Compass) to develop a strategy for regional growth that would accommodate growth while providing for livability, mobility, prosperity, and sustainability. This process was spearheaded by the Growth Visioning Subcommittee, which consists of civic leaders from throughout the region. The result is a shared "Growth Vision" for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. The Compass Blueprint Growth Vision is a response, supported by a regional consensus, to the land use and transportation challenges facing Southern California now and in the coming years. The Growth Vision is driven by four key principles: mobility- getting where we want to go; livability- creating positive communities; prosperity- long-term health for the region; and sustainability- promoting efficient use of natural resources. To realize these principles on the ground, the Growth Vision encourages:

- Focusing growth in existing and emerging centers and along major transportation corridors;
- Creating significant areas of mixed-use development and walkable communities;
- Targeting growth around existing and planned transit stations; and Preserving existing open space and stable residential areas.

Creating a shared regional vision is an effective way to begin addressing issues such as congestion and housing availability that may threaten the region's livability. The Compass Blueprint strategy promotes a stronger link between region-wide transportation and land use planning and encourages creative, forward-thinking, and sustainable development solutions that fit local needs and support shared regional values. In the short-term, SCAG's growth visioning process has found common ground in a preferred vision for growth and has incorporated it into immediate housing allocation and transportation planning decisions. In the long-term, the Growth Vision is a framework that will help local jurisdictions address growth management cooperatively and will help coordinate regional land use and transportation planning. The result of this growth visioning effort is SCAG's Growth Vision Report (GVR).



The Growth Vision Report presents the comprehensive Growth Vision for the six-county SCAG region as well as the achievements of the Compass process. It details the evolution of the draft vision, from the study of emerging growth trends to the effects of different growth patterns on transportation systems, land consumption, and other factors. The Growth Vision Report concludes with a series of implementation steps – including tools for each guiding principle and overarching implementation strategies – that will guide Southern California toward its envisioned future.

The Notice of Preparation (NOP) of this Draft EIR was distributed by the City to responsible and trustee agencies, including SCAG, on March 30, 2010. The City requested the agencies' views and specific concerns related to the General Plan Update's potential environmental effects. SCAG did not respond to the NOP, therefore, it is concluded the proposed General Plan Update is not regionally significant and no further analysis is warranted.

SOUTH COAST AIR QUALITY MANAGEMENT PLAN

The South Coast Air Quality Management District is one of 35 air quality management districts that have prepared Air Quality Management Plans to accomplish a five-percent annual reduction in emissions. The 2007 Air Quality Management Plan for the South Coast Air Basin (2007 AQMP) relies on a multi-level partnership of governmental agencies at the Federal, State, regional, and local level. The 2007 AQMP proposes policies and measures to achieve Federal and State standards for improved air quality in the South Coast Air Basin and those portions of the Salton Sea Air Basin (formerly named the Southeast Desert Air Basin) that are under the South Coast Air Quality Management District jurisdiction.

The 2007 AQMP also addresses several State and Federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. The 2007 AQMP is consistent with and builds upon the approaches taken in the 2003 Air Quality Management Plan, the 1997 Air Quality Management Plan, and the 1999 Amendments to the Ozone State Implementation Plan for the South Coast Air Basin for the attainment of the Federal ozone air quality standard. Refer to Section 5.5, *Air Quality and Greenhouse Gas Emissions*.

LOCAL PLANS AND POLICIES

City of Artesia 1993 General Plan

The City of Artesia 1993 General Plan (1993 General Plan) is a composite statement of the desires and directions of the City for the future. The substantive function of the document is to serve the citizens and governmental decision makers as a comprehensive and long-term guide for the physical development of the City in relation to citizen desires, public service capacity in the region, and community resources. The 1993 General Plan comprises six Elements required by Government Code Section 65302:



- Land Use;
- Circulation and Public Infrastructure;
- Housing;
- Open Space and Conservation;
- Safety and Seismic Safety; and
- Noise.

Together, these Elements comprise a statement of development policies in the form of diagrams and text setting forth issues, goals, policies, objectives, and plan proposals called programs. To facilitate understanding and plan consistency, each Element contains an Introduction, Issues, Goals and Policies, Objectives, and Programs section.

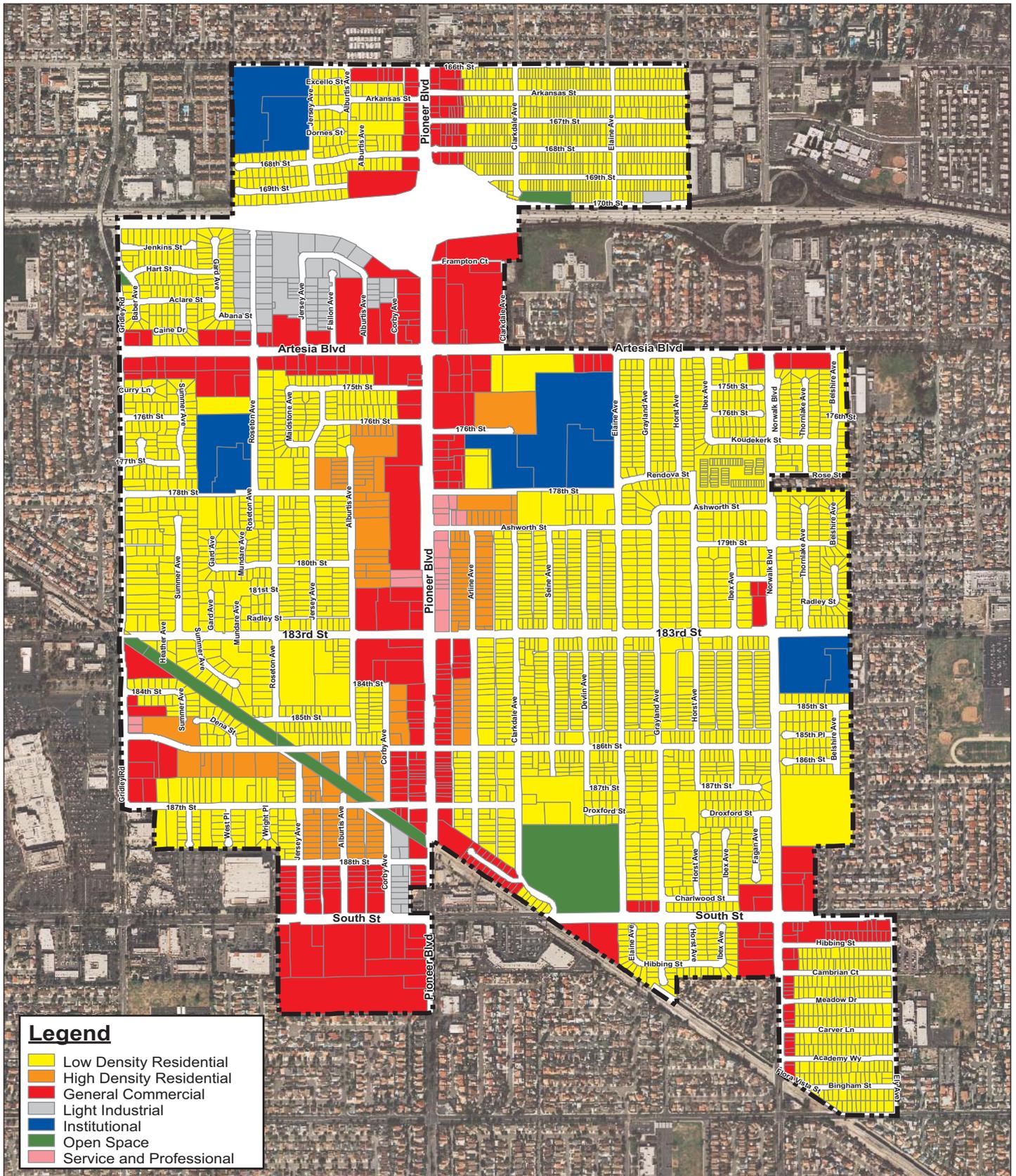
LAND USE ELEMENT

The Land Use Element provides a plan to guide the physical development of the City in an orderly, functional, and compatible manner. As required by Government Code Section 65302(a), the Land Use Element organizes and defines land uses according to permitted intensity of physical development and types of uses appropriate on a given property over the General Plan's 30-year time period. The Land Use Map assigns a land use classification to each property in the City. Each land use classification, or designation, is defined in terms of permissible uses and intensity of physical development. The use and intensity classifications are the basis for permitted uses. Together, the Land Use Plan and Land Use Map establish the desired pattern of development for the City.

The Land Use Plan, which is illustrated on Exhibit 5.1-1, 1993 General Plan Land Use Map, graphically presents the general patterns and relationship of the various land uses in Artesia. Table 5.1-1, 1993 General Plan, outlines the City's designated land uses, at buildout of the currently adopted *1993 General Plan*. As indicated in Table 5.1-1, the 1993 General Plan designates approximately 523 acres for residential land uses, with a development potential of approximately 5,376 dwelling units (DU) and a resultant population projection of approximately 19,934 persons (based on 3.708 persons per household) at buildout.¹ The majority of the residential uses (approximately 429 acres) are designated Low Density (3,132 DU). Additionally, approximately 240 acres are designated for non-residential land uses, with a development potential of approximately 7.5 million square feet (SF). The majority of the non-residential uses (approximately 130 acres) are designated Commercial General.

The 1993 Land Use Element designates four major categories of land use, which correspond to existing development patterns: residential, commercial, industrial, and open space. Each category comprises subcategories for grouping of uses and activities into specific clusters.

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.



Legend

- Low Density Residential
- High Density Residential
- General Commercial
- Light Industrial
- Institutional
- Open Space
- Service and Professional

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ARTESIA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT

1993 General Plan Land Use Map

Exhibit 5.1-1



**Table 5.1-1
1993 General Plan Buildout Summary**

Land Use Designation	Acres ¹	Non-Residential Development Potential (Square Feet)	Residential Development Potential (Dwelling Units)
RESIDENTIAL²			
Low Density Residential	429.10		3,132
High Density Residential	93.5		2,244
<i>Sub-Total Residential</i>	522.6		5,376
NON-RESIDENTIAL³			
Commercial General	129.5	5,584,610	
Office	36.7	791,333	
Institutional	50.4	735,467	
Light Manufacturing and Industrial	23.8	342,120	
<i>Sub-Total Non-Residential</i>	240.4	7,453,530	
OTHER			
Open Space and Recreation	21.7		
Right-of-Way	252.0		
<i>Sub-Total Non-Residential</i>	273.7		
Total	1,036.7		
Notes:			
1. 1993 General Plan Land Use Element Table II.1, <i>General Plan Land Use Distribution</i> .			
2. 1993 General Plan Land Use Element Table II.6, <i>Standards of Population Density</i> .			
3. 1993 General Plan Land Use Element Table II.5, <i>Standards of Building Intensity</i> .			

The following descriptions of the land use categories detail each respective use:

- Low Density Residential. This designation is characterized by single family, detached units and is found to be the predominant land use designation in the City.
- Medium Density Residential. These housing units typically include a mix of single-family detached and attached duplex structures.
- High Density Residential. These housing types typically include triplexes, fourplexes, and multi-family units as either rental or ownership real estate.
- Service and Professional. This commercial designation is an exclusive land use category for professional offices and local commercial services.
- Commercial General. This commercial designation refers to office and retail commercial activities, which serve both the local and regional markets.
- Light Manufacturing and Industrial. Industrial uses in this category generally involve small scale assembly and manufacturing uses featuring low impact type noise and traffic, as well as non-hazardous operations and/or materials.



- *Heavy Manufacturing and Industrial.* This industrial designation includes large scale assembly and manufacturing operations whose activities involve excessive noise, use of hazardous materials, and/or moderate to high impact transportation demand.
- *Open Space and Recreation.* This designation includes all open space within the City, including park lands, horticultural plots, railroad rights of way, flood control channels, Southern California Edison easements, and small, isolated lots.

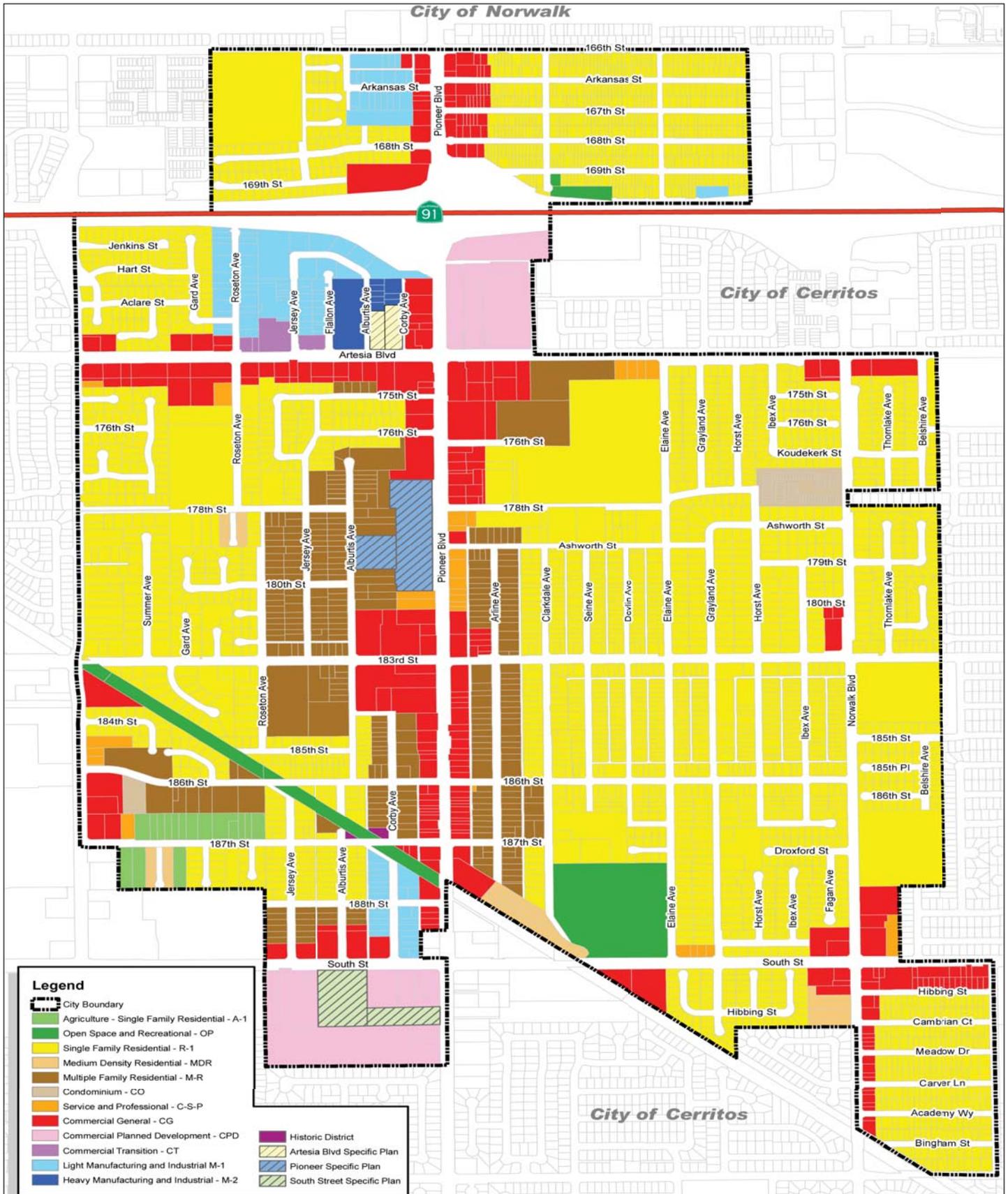
City of Artesia Zoning Code

In contrast to the General Plan, zoning refers to particular land uses, which are legally permitted or prohibited on any given parcel of land. Zoning is the method the City uses to control land uses in accordance with the City's General Plan goals and policies. The "Zoning Law of the City of Artesia" is found in Artesia Municipal Code (AMC) Title 9 Chapter 2, *Zoning*. The purpose of Chapter 2 is to:

Encourage, classify, designate, regulate, restrict, and segregate the highest and best locations and uses of buildings, structures, and land to serve the needs of residence, commerce, industry, and other purposes in appropriate places; to regulate and limit the height, number of stories, and size of buildings and other structures designed, erected, and altered; to regulate and determine the size of yards and other open spaces; to regulate and limit the density of population; to facilitate adequate provisions for community utilities, such as transportation, water, sewage, schools, parks, and other public requirements; to lessen congestion on streets; and to promote the public health, safety, welfare, and general prosperity with the aim of preserving a wholesome, serviceable, and attractive community.

The provisions of this chapter also assist with the implementation of the City's General Plan and other precise plans. Exhibit 5.1-2, *Zoning Map*, illustrates the City's zoning districts, which are established by Chapter 2 and outlined below:

- Agriculture – Single-Family Residential Zone (A-1);
- Single-Family Residential Zone (R-1);
- Multiple Residential Zone (M-R);
- Condominium Zone (C-O);
- Open Space and Recreation Zone (OS-R);
- Service and Professional Zone (C-S-P);
- Commercial General Zone (C-G);
- Commercial Planned Development Zone (C-P-D);
- Commercial Transition Zone (C-T);
- Light Manufacturing and Industrial Zone (M-1);
- Heavy Manufacturing and Industrial Zone (M-2); and
- Historic District Zone (H-D).



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ARTESIA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT

Zoning Map

Exhibit 5.1-2



5.1.3 EXISTING ENVIRONMENTAL SETTING

Artesia encompasses approximately 1,037 acres (1.62 square mile) within an urbanized portion of Los Angeles County; refer to Exhibit 3-2, *Local Vicinity*. Table 3-1, *Existing Land Uses*, outlines the City's existing (2010) land uses and, Exhibit 5.1-3, *Existing Land Uses*, illustrates their locations. There are currently 4,610 DU and approximately 2.5 million SF of non-residential uses in the City. As indicated in Exhibit 5.1-3, the City is approximately 99 percent built-out, with only a limited amount of vacant land (6.64 acres), which is sparsely located throughout the City, remaining.

The City of Artesia features various distinct neighborhoods/areas that have resulted from specific patterns of development and demographic characteristics. These areas are defined by major barriers such as traffic arterials, freeway rights-of-way, railroad right-of-way, and City corporate boundaries. A summary description of each of these areas is provided below.

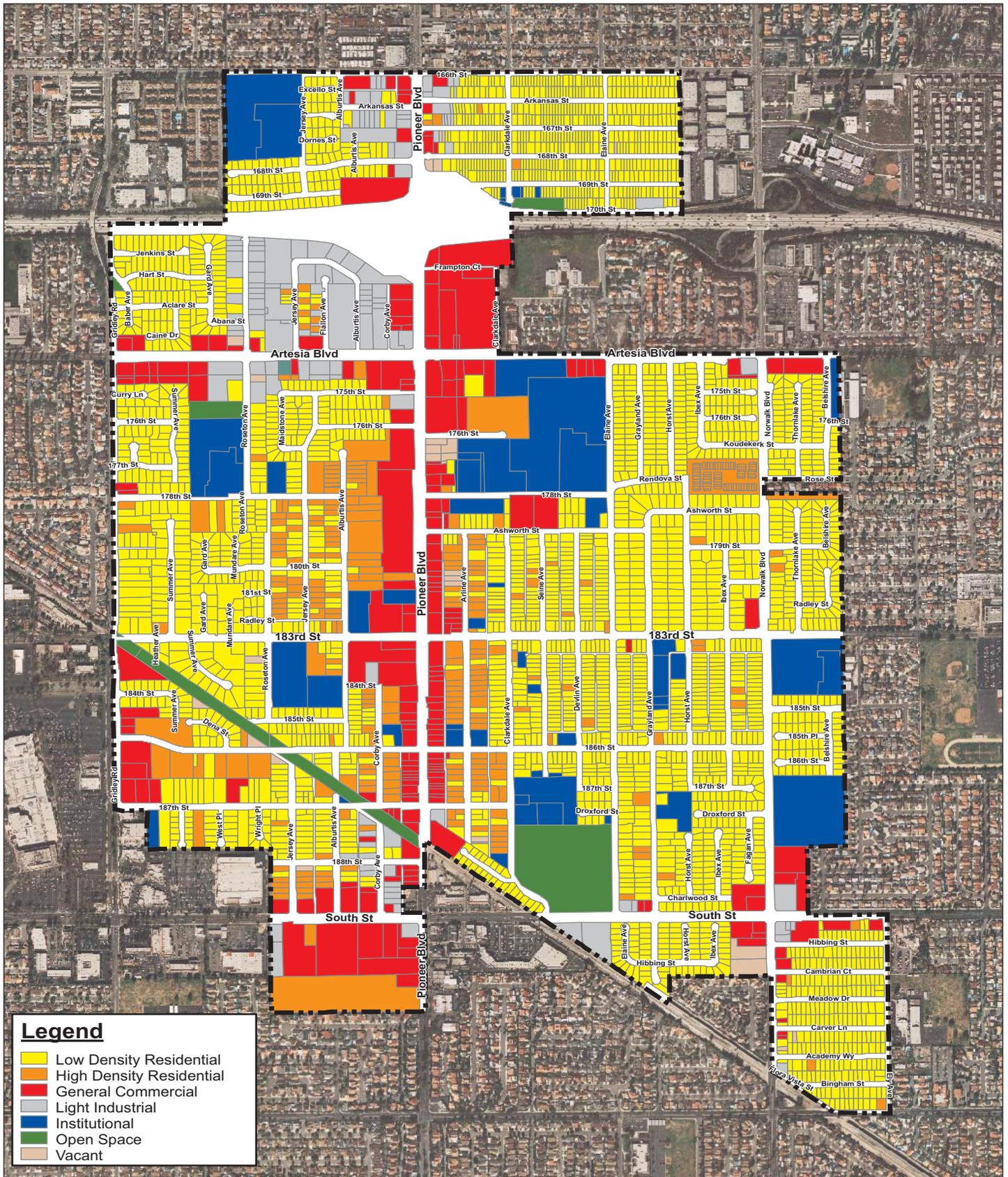
Area One is located northwest of the Pioneer Boulevard/Artesia Freeway intersection. This area is principally devoted to single-family use, with a small neighborhood commercial cluster at the 166th Street/Pioneer Boulevard intersection, and commercial and light industrial uses along Pioneer Boulevard to the Freeway.

Area Two is located northeast of the of the Pioneer Boulevard/Artesia Freeway intersection. The predominant land use in this area is single family residential uses, with a small neighborhood commercial cluster at the intersection of 166th Street and Pioneer Boulevard.

Area Three encompasses the area west of Pioneer Boulevard, between the Artesia Freeway and the LACTC Railroad right-of-way. The various land uses present in this area include:

- Multi-family uses along Roseton Avenue and Alburdis Avenue;
- Professional and office uses along Pioneer Boulevard;
- Mullikin Medical Center and Pioneer Hospital along Pioneer Boulevard;
- Central Business District along;
- Pioneer Boulevard commercial corridor between Artesia Boulevard and the railroad right-of-way;
- Neighborhood commercial clusters at the Artesia Boulevard/Gridley Road intersection;
- Limited industrial uses between the Artesia Freeway and Artesia Boulevard, Pioneer Boulevard and the westerly Roseton Avenue frontage; and
- Luther Burbank Elementary School.

Area Four is located between the Artesia Freeway and 183rd Street, east of Pioneer Boulevard. It is devoted essentially to single-family uses, with some multi-family clusters between Artesia Boulevard and 176th Street. Neighborhood commercial clusters are located on Artesia Boulevard at Pioneer and Norwalk Boulevards, and on Norwalk Boulevard at 183rd Street. A major commercial, professional, and office facility is located at the Artesia Boulevard/Pioneer Boulevard intersection. Professional and office areas are located along Pioneer and Artesia Boulevards. Multi-family residential uses are located along Arline Avenue and a number of community facility-uses are located nearby.



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ARTESIA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT

Existing Land Uses

Exhibit 5.1-3



Area Five is a triangular area formed by the LACTC Railroad right-of-way, South Street, the City corporate boundary, and Gridley Road. It contains a variety of uses that include single-family; large multiple-family clusters on 186th and 187th Streets; commercial uses along South Street; and light industrial uses on Corby Avenue near 188th Street.

Area Six is situated east of Pioneer Boulevard, between 183rd Street and South Street easterly to the City corporate boundary. The majority of uses are single-family residential. Other uses include: commercial frontage on Pioneer Boulevard; adjacent multi-family clusters along Arline and Clarkdale Avenues; Artesia Park; William F. Elliott Elementary School; and a number of semi-public facilities.

Area Seven is located south of South Street and west of Pioneer Boulevard and is surrounded to the east, south, and west by the City of Cerritos. This area contains a single large high density residential mobile home park, professional and general commercial uses, with scattered light industrial uses.

Area Eight is located south of South Street and east of Pioneer Boulevard. This area is devoted to single-family uses. Other uses include a neighborhood commercial facility at the intersection of South Street and Norwalk Boulevard, and scattered office and professional uses along South Street.

5.1.4 SIGNIFICANCE THRESHOLDS AND CRITERIA

Appendix G of the California Environmental Quality Act (CEQA) Guidelines contains the Initial Study Environmental Checklist Form, which includes questions relating to land use and relevant planning. The issues presented in the Initial Study Environmental Checklist Form have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if it would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation.

Based on these standards, the Project's impacts have been categorized as either "less than significant" or "potentially significant." Mitigation measures are recommended to avoid or lessen potentially significant impacts. If a potentially significant impact cannot be avoided or reduced to a less than significant level through implementation of the recommended mitigation, it is categorized as "significant and unavoidable."



5.1.5 PROJECT IMPACTS AND MITIGATION MEASURES

□ PROPOSED LAND USE PLAN

Future development in Artesia would be directed by the General Plan Update's proposed Land Use Element (see discussion below), which contains a map and text describing the community's future land use pattern. The Land Use Diagram (refer to [Exhibit 3-3, *General Plan Update Land Use Map*](#)), illustrates the City's proposed land use distribution, and [Table 3-3, *2030 General Plan Update Buildout*](#), outlines the City's designated land uses and maximum potential growth for the various land use designations (i.e., buildout of the proposed General Plan Update). As indicated in [Table 3-3](#), the General Plan Update would result in the development of approximately 4,948 DU and approximately 2.9 million SF of non-residential land uses. The majority of the non-residential uses are designated Commercial General, with a development potential of approximately 2.1 million SF.

COMMUNITY DEVELOPMENT AND DESIGN ELEMENT

This Community Planning Theme identifies land use constraints and opportunities, and attempts to balance the amount of growth in the City. It sets forth a pattern of land use, and sets out standards for the density of population and the intensity of development based on the availability of public services and infrastructure.

Land Use Element

The Land Use Element is the General Plan Element most closely linked to physical development and growth. This Element offers guidance on how land within the City can serve as a multi-functional economic base, and describes existing and newly formed land uses and their purpose. Artesia's Land Use Element identifies a plan and sets forth policies for the permitted types, intensities, and locations of land uses in the City. Land use policies are intended to be used in developing the physical, social, and economic environment. Given the built-out condition of the City and existing infrastructure and services, General Plan implementation stresses a project-by-project evaluation based on project design and environmental impact assessment.

GENERAL PLAN LAND USE DESIGNATIONS

The General Plan land use designations are discussed in [Section 3.4.3, *Land Use Designations*](#).

□ GENERAL PLAN UPDATE POLICIES

The Land Use Element Policies and Policy Actions are outlined in [Section 3.4.6, *Proposed General Plan Goals and Policies*](#). Additionally, the following Policies and Policy Actions are relevant to land use and planning, and have been proposed in the General Plan Update:



COMMUNITY RESOURCES AND WELLNESS ELEMENT

Circulation and Mobility

Community Policy CIR 4.1: Promote a balance of residential, commercial, institutional and recreational uses with adjacencies that reduce vehicle miles traveled.

Policy Action CIR 4.1.1: Encourage mixed use developments that combine residential and/or commercial or recreational uses, thereby improving convenience and reducing trip generation.

Policy Action CIR 4.1.2: Encourage infill development projects that create or support job centers and transportation nodes.

Policy Action CIR 4.1.3: Increase residential and commercial densities around bus transit facilities and major corridors.

COMMUNITY RESOURCES AND WELLNESS ELEMENT

Air Quality and Climate Change

Community Policy AQ 2.2: Promote a balance of residential, commercial, institutional and recreational uses with adjacencies that reduce vehicle miles traveled.

Policy Action AQ 2.2.1: Encourage mixed use developments that combine land uses such as residential, commercial, institutional and recreational uses, thereby improving convenience and reducing trip generation.

Policy Action AQ 2.2.2: Encourage infill development projects that create or support job centers and transportation nodes.

Policy Action AQ 2.2.3: Increase residential and commercial densities around transit facilities and major corridors.

EFFECTS FOUND NOT TO BE SIGNIFICANT

Threshold: *Would the Project physically divide an established community?*

The General Plan Update would not disrupt or physically divide an established community including low-income or minority community. The City of Artesia is mostly developed with very few parcels of vacant land remaining. Any future proposed projects would be required to evaluate, at a project specific level, the potential to disrupt or physically divide an established community including low-income or minority communities. The effects of the General Plan Update would not be significant.



□ POTENTIALLY SIGNIFICANT IMPACTS

CONSISTENCY WITH RELEVANT FEDERAL AND STATE PLANS/POLICIES

- THE PROPOSED GENERAL PLAN UPDATE COULD CONFLICT WITH THE LAND USE PLAN, POLICIES, AND REGULATIONS SET FORTH IN RELEVANT FEDERAL AND STATE PLANS.

Impact Analysis: The proposed General Plan Update for the City of Artesia has refined and supplemented policies regarding future development within the City. The proposed General Plan Update would have a beneficial effect by making the General Plan a more effective tool to review future projects and to coordinate with other jurisdictions and regulatory agencies on regional planning and environmental matters.

The proposed General Plan Update contains policies and implementing actions that continue to support current procedures followed by the City when development applications are reviewed, including the referral of plans to appropriate Federal and State agencies to ensure consistency between City and other agency regulations and requirements. The policies in the proposed General Plan Update recognize that all communities within the area have an interest in area-wide land use transportation planning, economic development, environmental protection, and the provision of adequate services and facilities.

Policies in the proposed General Plan Update continue to provide for implementation of and participation in area-wide planning efforts. The consistency of the proposed General Plan Update with specific Federal and State plans is presented in Table 5.1-2, Consistency With Federal and State Plans/Policies. As indicated in Table 5.1-2, the proposed General Plan Update would be consistent with the specified Federal and State plans.

**Table 5.1-2
Consistency With Federal and State Plans/Policies**

Plan or Policy	Consistency Statement
Federal Plans or Policies	
Clean Air Act	<u>Consistent.</u> The proposed General Plan Update contains goals and policies intended to protect air quality consistent with the Clean Air Act, including 1) management of local pollutants to meet air quality standards, 2) land use and transportation measures to reduce vehicle trips and congestion, and 3) encouraging alternate modes of transportation (i.e., walking, biking, and public transit use). Therefore, the proposed General Plan Update would be consistent with the Clean Air Act.
Clean Water Act (Section 404)	<u>Consistent.</u> The proposed General Plan Update contains goals and policies designed to protect water resources and enhance water quality. Therefore, the proposed General Plan Update would be consistent with the Clean Water Act.



**Table 5.1-2 [continued]
Consistency With Federal and State Plans/Policies**

Plan or Policy	Consistency Statement
National Pollutant Discharge Elimination System (NPDES) Permit Program	<u>Consistent</u> . The proposed General Plan Update provides goals and policies intended to protect stormwater quality. Development allowed through implementation of the proposed General Plan Update would be required to implement construction and post-construction storm water management practices in accordance with the NPDES permit. Therefore, the proposed General Plan Update would be consistent with the NPDES program.
Federal Endangered Species Act	<u>Consistent</u> . No known rare or endangered plant or animal species have been identified within the City of Artesia. Should any be identified, any development occurring as a result of implementation of the proposed General Plan Update would be required to comply in full with the Endangered Species Act. This would include mitigation of any significant impacts to any rare or endangered species. Therefore, the proposed General Plan Update would be consistent with the Federal Endangered Species Act.
State Plans or Policies	
California Endangered Species Act	<u>Consistent</u> . The City of Artesia does not contain any known rare or endangered species. However, should any such plant or animal species be identified, development resulting from implementation of the proposed General Plan Update would be required to comply fully with the California Endangered Species Act and mitigate any impacts to such species. Therefore, the proposed General Plan Update would be consistent with the California Endangered Species Act.
California Wetlands Policy	<u>Consistent</u> . There are no known wetlands within the City of Artesia. In the case that a wetland may be discovered and affected by new development resulting from buildout of the proposed General Plan Update it would be subject to the CDFG streambed alteration agreement requirements. These agreements require the avoidance of wetlands and implementation of mitigation measures for any related wetlands impacts. Therefore, the proposed General Plan Update would be consistent with the California Wetlands Policy.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant.

CONSISTENCY WITH RELEVANT LOCAL PLANS AND POLICIES

- **THE PROPOSED GENERAL PLAN UPDATE COULD CONFLICT WITH THE LAND USE PLAN, POLICIES, AND REGULATIONS SET FORTH IN LOCAL PLANS AND POLICIES.**

Impact Analysis: Table 5.1-3, *Comparison of General Plan Update and Existing Conditions*, compares the General Plan Update’s anticipated growth in residential and non-residential uses to existing 2010 conditions. As indicated in Table 5.1-3, the General Plan Update would increase the City’s existing housing inventory by 338 DU, primarily within the Low Density Residential land use category. Additionally, the General Plan Update would increase the existing non-residential floor area by approximately 416,017 SF, which would occur primarily within the Commercial General land use category.



**Table 5.1-3
Comparison of General Plan Update and Existing Conditions**

Land Use	Existing Conditions		2030 General Plan		Change	
	DU	SF	DU	SF	DU	SF
Low Density Residential	3,018		3,111		93	
High Density Residential	1,592		1,837		245	
<i>Subtotal Residential</i>	<i>4,610</i>		<i>4,948</i>		<i>338</i>	
Commercial General		1,777,737		2,133,805		+356,069
Office		0		81,240		+81,240
Institutional		129,333		129,333		0
Light Industrial		603,623		582,331		-21,292
<i>Subtotal Non-Residential</i>		<i>2,510,693</i>		<i>2,926,709</i>		<i>+416,017</i>
Total	4,610	2,510,693		2,926,709		+416,017

Table 5.1-4, *Comparison of General Plan Update and 1993 General Plan*, compares the General Plan Update’s anticipated growth in residential and non-residential uses to the 1993 General Plan buildout. As indicated in Table 5.1-4, the General Plan Update proposes 428 fewer DU and 4.5 million less SF of non-residential land uses, when compared to the 1993 General Plan.

**Table 5.1-4
Comparison of General Plan Update and 1993 General Plan**

Land Use	1993 General Plan		2030 General Plan		Change	
	DU	SF	DU	SF	DU	SF
Low Density Residential	3,132		3,111		-21	
High Density Residential	2,244		1,837		-407	
<i>Subtotal Residential</i>	<i>5,376</i>		<i>4,948</i>		<i>-428</i>	
Commercial General		5,584,610		2,133,805		-3,450,805
Office		791,610		81,240		-710,093
Institutional		735,467		129,333		-606,134
Light Industrial		342,120		582,331		240,211
<i>Subtotal Non-Residential</i>		<i>7,453,530</i>		<i>2,926,709</i>		<i>-4,526,821</i>
Total		7,453,530		2,926,709		-4,526,821

The proposed General Plan Update would establish land use designations in order to ensure consistency between the General Plan and Zoning Ordinance. Table 3-5, *General Plan and Zoning Consistency*, provides the land use designations and corresponding zoning districts for the City.

Due to the comprehensive nature of land use issues, the Land Use Element may not be able to address issues in the same level of detail as other local physical planning documents, plans, and ordinances. The land use categories described in the General Plan Update’s Land Use Element



indicate general categories of allowed uses and development intensities within each land use category. Other City documents including the Zoning Ordinance, Specific Plans, and Redevelopment Plans are used as implementation tools for the General Plan and establish more specific regulations and policies influencing development.

The proposed General Plan Update’s consistency with these plans is provided in Table 5.1-5, Consistency with Local Plans or Policies. The analysis in Table 5.1-5 concludes that the proposed General Plan Update would be consistent with the City’s Zoning Ordinance, existing Specific Plans (Planned Community/Areas), and Redevelopment Plan.

**Table 5.1-5
Consistency with Local Plans or Policies**

Plan or Policy	Consistency Statement
City of Artesia Zoning Ordinance	<u>Consistent</u> . Artesia continues to ensure that its legislative enactments, including zoning, are consistent with the General Plan. Each of Artesia’s General Plan land use categories corresponds to one or more zoning districts; refer to <u>Table 3-5, General Plan and Zoning Consistency</u> , which outlines the land use designations and corresponding zoning districts for the City.
Planned Community/ Areas (Specific Plans)	<u>Consistent</u> . PENDING
Redevelopment Plans	<u>Consistent</u> . California State Law requires all adopted Redevelopment Plans to conform to the City General Plan. The proposed General Plan Update would not involve any changes that would make the Redevelopment Plan inconsistent with the proposed General Plan Update. Similarly, as the General Plan is intended to guide future development in the City of Artesia, the Redevelopment Plans adopted by the City would require consistency with the proposed General Plan Update.

Since the General Plan is the guiding policy document, inconsistencies throughout other documents would be identified during the update process and amended in the other local policies, codes, and ordinances. All future development in the City would be subject to compliance with the General Plan Policies and Policy Actions outlined above, in order to ensure consistency with local plans and policies. Therefore, implementation of the proposed General Plan Update would not result in significant land use impacts relative to these local plans or policies.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant Impact.

5.1.6 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable land use impacts would occur as a result of buildout of the proposed General Plan Update.



5.1.7 SOURCES CITED

City of Artesia, *City of Artesia General Plan*, 1993.

RBF Consulting, *City of Artesia General Plan Update*, July 20, 2010.