

designation to include 10 additional parcels along St. Joseph Avenue. Exhibit 5-2 shows parcels that would be redesignated Downtown Mixed Use. These 10 parcels over approximately 3.22 acres of land, which are currently developed with a mix of residential, commercial and industrial uses and vacant land.

This alternative proposes a Downtown Mixed Use designation for the ten parcels, with an allowable FAR of 1.0 and a residential density of 30 to 50 du/acre. This area is currently designated as Industrial (with an allowable FAR of 0.45) and is proposed to be designated as Commercial (with an allowable FAR of 0.5) in the proposed General Plan Update. With the Downtown Mixed Use designation under this alternative, an increase in commercial and residential development could occur on these 10 parcels. With an assumed ratio of residential to non-residential development of 40 to 60 percent, respectively, this alternative would lead to the loss of industrial development but an increase in commercial floor area and residential units.

Finding: Based upon the Supporting Explanation below, the City Council rejects the Expanded Downtown Focus Area Alternative because (1) ) it would not result in a reduction in potentially significant environmental impacts (2) it would result in greater environmental impacts than the proposed Project in some environmental areas, and (3) would not meet the Project objectives because it would result in the loss of industrial development. (EIR p. 5-17.) Each of the stated grounds for rejecting the Expanded Downtown Focus Area Alternative is independently sufficient to justify rejection of this alternative.

Supporting Explanation: Implementation of the Expanded Downtown Focus Area Alternative would not result in a reduction of potentially significant environmental impacts. Like the proposed Project, the Expanded Downtown Focus Area Alternative would have impacts to air quality, noise, traffic, and GHG emissions that would be significant and unavoidable. (EIR p. 5-21.) Moreover, the Expanded Downtown Focus Area Alternative would have greater mineral resource, recreation, transportation and traffic, utility and service system impacts than the proposed Project. (EIR pp. 5-17 to 21.)

Finally, because the Expanded Downtown Focus Area Alternative would result in a loss of industrial development, this alternative would not meet the following Project objectives:

- To establish a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. (EIR p. 3-32.)
- To affirm the City's commitment to environmental sustainability by taking actions that work toward achieving regional environmental quality goals, providing local government support, encouraging partnerships, and fostering innovation in sustainable principles. (EIR p. 3-32.)
- To provide high-quality services that generate a source of civic pride and bring the community together. (EIR p. 3-32.)

- To promote a healthy economy with a diversified employment and fiscal base that is accessible to local residents and responsive to local needs, while providing a balance of regional serving businesses that attract additional regional income. (EIR p. 3-32.)

Therefore, the City Council hereby rejects the Expanded Downtown Focus Area Alternative. (EIR pp. 5-17 to 21.)

## **5. Environmentally Superior Alternative**

Environmentally Superior Alternative. An EIR must identify the environmentally superior alternative. (State CEQA Guidelines § 15126.6(e)(2).) The No Project/No Development Alternative and the No Project/Existing General Plan Alternative are considered environmentally superior alternatives. The No Project/No Development Alternative is environmentally superior because no changes to existing environmental conditions in the City would occur. (EIR p. 5-21.)

In addition, the No Project/Existing General Plan Alternative would also be considered environmentally superior because this alternative would result in less development in the City at buildout, with the lower residential development density for High Density Residential Areas and Mixed-Use areas (24 units per acre) and the lower allowable FAR for Industrial and Mixed-Use areas. (EIR p. 5-21.)

Finding: Based upon the Supporting Explanation below, the City Council rejects the No Project/No Development Alternative because (1) it would be infeasible and (2) would not meet any of the Project objectives. (EIR p. 5-5 to 5-8.) Additionally, the City Council rejects the No Project/No Development Alternative because (1) it would have greater impacts than the proposed Project in some resource areas and (2) it would not meet the Project objectives. (EIR pp. 5-9 to 13.) Each of the stated grounds for rejecting the No Project/No Development Alternative and the No Project/Existing General Plan is independently sufficient to justify rejection of this alternative.

Supporting Explanation: As explained above, the No Project/No Development Alternative would be infeasible because of individual property rights. That is, property owners on vacant lands have the right to an economic use of their property, which this alternative would prevent. This alternative could only be implemented if the City bought out vacant lands and designated them as open space for permanent preservation. (EIR p. 5-5.) Moreover, the No Project/No Development Alternative would not meet any of the Project objectives. (Draft Finally, the No Project/No Development Alternative would not incorporate new goals and policies to address the needs of the existing resident population nor address current regional issues on GHG emission reductions and sustainability. (EIR p. 5-8.) Therefore, the City Council hereby rejects the No Project/No Development Alternative as the environmentally superior alternative.

As explained above, the No Project/Existing General Plan Alternative would have greater impacts on biological resources because the public designation of open space under the current General Plan would not prevent future development on these areas.

(EIR p. 5-13.) Moreover, this alternative would also lead to significant and unavoidable adverse pollutant emission, noise, traffic, and greenhouse gas emissions impacts. (EIR p. 5-12.) In addition, the No Project/Existing General Plan Alternative would not meet most of Project objectives. Moreover, this alternative does not include goals and policies for sustainability and energy conservation that would reduce GHG emissions from future development under the proposed Land Use Policy Map and from public and infrastructure projects. Finally, due to the current Land Use Map's lower development capacity, the total future housing needs of the City (set at 2,149 units under the RHNA) would not be met by this alternative. (EIR pp. 5-12 to 13.) Therefore, the City Council hereby rejects the No Project/Existing General Plan Alternative as the environmentally superior alternative.

## **SECTION IX**

### **STATEMENT OF OVERRIDING CONSIDERATIONS**

A. The City declares that, pursuant to the State CEQA Guidelines Section 15093, the City has balanced the benefits of the proposed General Plan Update against any unavoidable environmental impacts in determining whether to approve the proposed update. If the benefits of the proposed General Plan Update outweigh the unavoidable adverse environmental impacts, those impacts may be considered "acceptable".

B. The City declares that the EIR prepared for the General Plan Update has identified and discussed significant effects which may occur as a result of the proposed update. With the implementation of existing regulations, Standard Conditions, Project Design Features and the mitigation measures discussed in the EIR, the environmental effects of future development pursuant to the proposed General Plan Update can be mitigated to less than significant levels, except for unavoidable significant impacts to Air Quality, Noise, Transportation and GHG Emissions. Specifically, future development in the City would contribute to existing violations of clean air standards in the South Coast Air Basin. Future development would also incrementally increase noise levels where they currently exceed City standards. Similarly, increase in traffic volumes on City streets would lead to roadway operations exceeding City standards. GHG emissions from future development would incrementally contribute to global warming. These impacts cannot be readily addressed by individual developments in the City or by the Arcadia General Plan because they are global, regional or area-wide. Thus, they would remain significant and unavoidable.

C. The City declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate potential impacts on Air Quality, Noise, Transportation and GHG Emissions. To the extent any mitigation measures could not be incorporated, such mitigation measures are infeasible because of specific economic, legal, social, technological and other considerations and the benefits of the proposed General Plan Update outweigh the unmitigated impacts.

D. The City further finds that except for the proposed General Plan Update, all other alternatives set forth in the EIR are infeasible because they would prohibit the realization of the Project's objectives and the City's goals and/or because of specific economic, legal, social, technological and other benefits that the City finds outweigh any environmental benefits of the alternatives.

E. The City declares that, having reduced the significant adverse environmental effects of the proposed General Plan Update to the extent feasible by adopting the mitigation measures, having considered the entire administrative record on the proposed update, and having weighed the benefits of the proposed update against its unavoidable adverse impacts after mitigation, the City has determined that the following social, economic, and environmental benefits of the proposed General Plan Update outweigh the potential unavoidable significant adverse impacts and render those potential adverse environmental impacts acceptable, based upon the following overriding considerations:

**Comprehensive Update:** The current General Plan was last updated and adopted by the City in 1996, with the Housing Element last updated in 2001. The proposed General Plan Update presents an opportunity to re-evaluate the City's values; address broader issues; and respond to the changing economic, environmental, legal, and social settings. The proposed General Plan Update has been developed with extensive public input and participation and better articulates the City's vision for ultimate development than the current General Plan.

**Citywide Vision:** The proposed General Plan Update reflects the collective vision of residents, business owners, stakeholders, community groups, City staff and leaders, and was developed with the following guiding principles:

- *Balanced Growth and Development:* The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.
- *Connectivity:* Arcadia has a balanced, integrated, multi-modal circulation system - which includes streets, sidewalks, bikeways, and trails - that is efficient and safe, and that connects neighborhoods to jobs, shopping, services, parks, and open space areas.
- *Neighborhood Character:* Arcadia's single-family and multi-family residential neighborhoods have given the City its identity as a "Community of Homes". The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.

- *Schools:* Our schools are a valuable community asset. The quality of the schools draw people to our City. We remain committed to working with the school district to achieve mutually beneficial goals.
- *Cultural Diversity:* We embrace and celebrate the cultural diversity of Arcadia. Our lives are enriched by the many cultures that contribute their arts, food, values, and customs to our community. We promote activities and programs that strengthen these community bonds.
- *Environmental Sustainability:* We are committed to environmental sustainability, which means meeting the needs of the present while conserving the ability of future generations to do the same. We take actions that work toward achieving regional environmental quality goals. Arcadia leads the way to a healthy environment by providing local government support, encouraging partnerships, and fostering innovation in sustainable principles.
- *City Services:* The high quality services the City provides are a source of civic pride and bring us together as a community. We adjust service needs in response to demographic changes, and we take actions to provide funding to support these services.
- *Changing Housing Needs:* The City encourages the retention, rehabilitation, and development of diverse housing that meets people's needs in all stages of their lives.
- *Economic Health:* A healthy economy requires a diversified employment and fiscal base. Our priority is to create a resilient and thriving local economy, accessible to local residents and responsive to local needs, with a balance of regional-serving businesses that attract additional regional income. We are business friendly.
- *Preservation of Special Assets:* Arcadia's quality of life is enhanced by special places and features such as Santa Anita Park, the Los Angeles County Arboretum and Botanical Garden, a vibrant Downtown, the urban forest, attractive streetscapes, diverse parks, historic buildings and places, and nearby views of the mountains. These assets are preserved and enhanced so they continue to contribute to our City's character.

These principles are embodied by the proposed General Plan Update and would improve livability and the quality of life of all residents, businesses, employees and visitors in Arcadia.

**Land Use Compatibility:** The Land Use Policy Map in the proposed General Plan Update preserves the City's established residential neighborhoods by designating these areas to reflect existing development densities. Future development and redevelopment are also anticipated and promoted in specific focus areas which would benefit from redevelopment, revitalization and new investment through changes in existing land uses or increases in densities/intensities.

**Economic Stability:** The Economic Development Element responds to the City's need to maintain and enhance the fiscal health of the local economy, and to support uses that provide high-quality jobs, generate tax revenues, and diversify Arcadia's tax base. By allowing mixed use developments and increased intensities in the City's downtown area, commercial districts and near the Gold Line station in the Land Use Policy Map, the City would sustain a resilient and thriving local economy, as well as protect its employment base.

**Open Space Protection:** The proposed General Plan Update preserves the open space resources in the City by designating these areas as Open Space–Resource Protection and Open Space–Outdoor Recreation. These designations would preclude any future development in parks, drainage channels, and public recreational facilities and promote long-term protection of these areas for open space.

**Housing Needs:** The Housing Element of the proposed General Plan Update has been developed to meet the City's existing and future housing needs, as defined by the Regional Housing Needs Allocation. The update also increases housing opportunities in the City and promotes the redevelopment of older multi-family developments to improve the current housing stock.

**Sustainability:** The proposed General Plan Update responds to regional concerns for resource protection and environmental sustainability by promoting mixed use developments, alternative transportation systems, higher density/intensity uses near the rail station, energy and water conservation, solid waste reduction, and vehicle trip reduction. Goals and policies in the Resource Sustainability Element and the Circulation and Infrastructure Element, along with the implementation actions for these goals and policies would create a more sustainable community in Arcadia for the benefit of existing and future residents.

The City Council hereby declares that the foregoing benefits provided to the public through approval and implementation of the Project outweigh the identified significant adverse environmental impacts of the Project, which cannot be mitigated. The City Council finds that each of the Project benefits separately and individually outweighs the unavoidable adverse environmental effects identified in the EIR and therefore finds those impacts to be acceptable.

## **SECTION X**

### **CERTIFICATION OF EIR**

The City Council finds that it has reviewed and considered the Final EIR in evaluating the Project, that the EIR is an accurate and objective statement that fully complies with the Public Resources Code and the State CEQA Guidelines and that the EIR reflects the independent judgment of the City Council. The City Council consequently certifies the EIR.

The City Council declares that no new significant information as defined by State CEQA Guidelines section 15088.5 has been received by the City after circulation of the Draft EIR nor added by the City to the EIR that would require recirculation.

The City Council certifies the EIR based on, without limitation, the following finding and conclusions:

A. **Finding:** The significant environmental impacts set forth in Section IV of this Resolution have been identified in the EIR and will require mitigation, but cannot be mitigated to a less than significant level.

B. **Conclusions:**

1. All significant environmental impacts from the implementation of the proposed General Plan Update have been identified in the EIR and, with implementation of the identified mitigation measures impacts will be mitigated to a less than significant level, except for the impacts listed in Section IV of this Resolution.
2. Environmental, economic, social and other considerations and benefits derived from the proposed General Plan Update override and make infeasible mitigation measures beyond those incorporated into the Project.
3. Other reasonable alternatives to the proposed General Plan Update that could feasibly achieve the basic goals and objectives of the proposed update have been considered and rejected in favor of the proposed General Plan Update.

## **SECTION XI**

### **ADOPTION OF MITIGATION MONITORING AND REPORTING PROGRAM**

Pursuant to Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program attached to this Resolution as Exhibit "A". In the event of any inconsistencies between the mitigation measures as set forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

## **SECTION XII**

### **PROJECT APPROVAL**

Based upon the entire record before the City Council, including the above findings and all written evidence presented to the City of Arcadia, the City Council hereby approves the proposed General Plan Update.

**SECTION XIII**  
**CUSTODIAN OF RECORD**

The documents and materials that constitute the record of proceedings on which these Findings have been based are located at the City of Arcadia at 240 W. Huntington Drive, Arcadia, California 91007. The custodian for these records is Lisa Mussenden, Chief Deputy City Clerk. This information is provided in compliance with Public Resources Code section 21081.6.

**SECTION XIV**  
**STAFF DIRECTION**

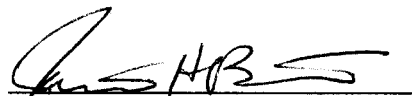
The City Council hereby directs staff to prepare, execute, and file a Notice of Determination with the Los Angeles County Clerk's Office and the Office of Planning and Research within five (5) working days of adoption of this Resolution.

The City Clerk shall certify to the adoption of this Resolution.

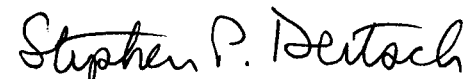
Passed, approved and adopted this 16th day of November , 2010.

  
Mayor of the City of Arcadia

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Stephen P. Deutsch  
City Attorney

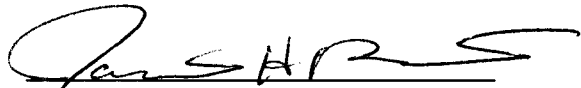
STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) SS:  
CITY OF ARCADIA            )

I, JAMES H. BARROWS, City Clerk of the City of Arcadia, hereby certifies that the foregoing Resolution No. 6715 was passed and adopted by the City Council of the City of Arcadia, signed by the Mayor and attested to by the City Clerk at a special meeting of said Council held on the 16th day of November, 2010 and that said Resolution was adopted by the following vote, to wit:

AYES:       Council Members Chandler, Harbicht, Kovacic, Segal and Amundson

NOES:       None

ABSENT:     None

  
\_\_\_\_\_  
City Clerk of the City of Arcadia

**EXHIBIT "A"**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**(Attached)**

## SECTION 2.0 MITIGATION MONITORING AND REPORTING PROGRAM

While approval of the proposed project would not result in direct or immediate changes to the environment, implementation of the General Plan's plans, programs, and implementation actions, as well as future development that would be allowed under the General Plan Update, would result in environmental changes or impacts. These impacts are indirectly attributable to the General Plan Update and thus, are analyzed in the Draft EIR as "impacts" to the extent feasible, without the availability of specific development concepts or proposals. At the same time, a number the goals, policies, implementation actions and other programs in the General Plan Update are not expected to result in environmental impacts, but are intended to avoid or reduce them.

As stated in Section 15097(b) of the CEQA Guidelines, where the project at issue is the adoption of a general plan, specific plan, community plan or other plan-level document (zoning, ordinance, regulation, policy), the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternative. The monitoring plan may consist of policies included in plan-level documents. The annual report on general plan status required pursuant to the *California Government Code* may serve as a reporting program for adoption of a city general plan. Thus, the goals, policies, and implementation actions identified under each environmental issue in Section 4.0 of the Draft EIR would be implemented by the City as part of the General Plan and would be monitored during the annual report on the General Plan status. Thus, these goals, policies and implementation actions are not repeated below.

In addition to the annual report of the General Plan status, Table 2-1 describes the mitigation monitoring and reporting program (MMRP) to be adopted by the City of Arcadia for the proposed General Plan Update pursuant to the State CEQA Guidelines, Section 15097. Table 2-1 includes the potential impacts of the proposed General Plan Update, the mitigation program (including standard conditions/requirements [SCs] and mitigation measures [MMs]) to reduce the impacts to less than significant levels, and the party responsible for implementation and verification. SCs are based on local, State, or federal regulations or laws that are frequently required independent of CEQA review, yet also serve to offset or prevent certain impacts. Because SCs are incorporated into development projects, either in the project design or by law as part of project implementation, they do not constitute mitigation measures, but would reduce or avoid a potentially significant impact. Thus, SCs are included in Table 2-1 for clarification but the agency that adopted the regulation is responsible for monitoring compliance, as afforded by law.

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Responsible Party(ies) | Verification of Completion |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------|
| <b>Section 4.1 Aesthetics</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                            |
| SC 4.1.1                                    | <p>All proposed development within the City of Arcadia must comply with applicable Arcadia Municipal Code requirements that address aesthetic character within the City of Arcadia, including but not limited to:</p> <ul style="list-style-type: none"> <li>Architectural Design Guidelines for single-family, multiple-family, commercial and industrial development (Municipal Code Section 9295 et. seq.);</li> <li>Architectural Review Board (ARB) standards for residential properties within the five homeowners associations (HOAs) in the City (Municipal Code Section 9272.2.3 and Municipal Code Section 9295 et. seq.);</li> <li>Municipal Code requirements related to oak tree preservation, comprehensive tree management in public rights-of-way, street setbacks, underground utilities, property maintenance, and nuisance abatement (Municipal Code Article IX et. seq.; Municipal Code Article IV, Chapter 9 and 9.3); and</li> <li>Zoning Regulations and development standards for all land use zones, including hillside areas, and exterior light and glare standards (Municipal Code Article IX, Chapter 2 et. seq.).</li> </ul> |                        |                            |
| <b>Section 4.3 Air Quality</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                            |
| SC 4.3-1                                    | <p>Construction activities shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, parking lots, and construction sites, in accordance with SCAQMD Rule 403:</p> <ol style="list-style-type: none"> <li>Require the following measures to be followed during the construction of all projects in order to reduce the amount of dust and other sources of PM10: <ul style="list-style-type: none"> <li>Dust suppression at construction sites using vegetation, surfactants, and other chemical stabilizers;</li> <li>Wheel washers for construction equipment;</li> <li>Watering of all actively disturbed construction areas;</li> <li>Limit speeds at construction sites to 15 miles per hour; and</li> <li>Covering of aggregate or similar material during transportation of hauling materials.</li> </ul> </li> <li>Pave currently unpaved roads and parking lots or establish and enforce 15-mile per hour speed limits on low-use, unpaved roads as permitted under California Vehicle Code Section 22365.</li> </ol>                                             |                        |                            |
| SC 4.3-2                                    | Future development shall comply with the performance standards for odor, smoke, or other particulate matter, including dust, dirt or ash; production of humidity; and odorous gases and other odorous matter as contained in the Arcadia Municipal Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                            |
| SC 4.3-3                                    | Construction projects within the City shall comply with the applicable regulatory requirements established by the SCAQMD, including but not limited to Rule 1113 (Architectural Coatings), Rule 431.2 (Low Sulfur Fuel), Rule 403 (Fugitive Dust), and Rule 1186/1186.1 (Street Sweepers).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| SC 4.3-4                                    | In accordance with 13 CCR, Chapter 10, Section 2485 and CARB's ATCM, large commercial, diesel-powered vehicles shall not idle for more than five minutes. The City shall ensure this action is implemented during construction activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| SC 4.3-5                                    | Future development shall comply with pertinent SCAQMD rules and regulations, including Regulation IX for new stationary sources, Regulation X on NESHAPS, Regulation XI for source specific standards, Regulation XIII for new source permits, Regulation XIV for TACs, and Rule 2202 for Motor Vehicle Mitigation, as applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                            |

TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Responsible Party(ies)                                                                                                                                                        | Verification of Completion |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><b>MM 4.3-1</b> The City shall require construction projects that are subject to discretionary approval to implement the following measures to reduce exhaust emissions from construction equipment:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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).</li> <li>3. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.</li> <li>4. On-site equipment shall not be left idling when not in use.</li> <li>5. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.</li> </ol>                                                                                    | <p>Contractors of individual construction projects would implement this MM, with the City Building Services Division monitoring implementation through field inspections.</p> |                            |
| <p><b>MM 4.3-2</b> 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:</p> <ol style="list-style-type: none"> <li>1. Encourage site plan designs to provide appropriate set-back and/or design features that reduce TACs at the source;</li> <li>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</li> <li>3. Orient activities involving idling trucks as far away from and downwind of existing or proposed sensitive receptors as feasible.</li> </ol> | <p>Developers of individual projects would implement this MM, with the City Planning Services monitoring compliance during site plan review.</p>                              |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Responsible Party(ies)                                                                                                                                                                                                                                    | Verification of Completion |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Section 4.4 Biological Resources</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                           |                            |
| SC 4.4-1                                    | <p>A qualified biologist shall conduct nesting bird surveys in areas with suitable habitat prior to all construction or site preparation activities that would occur during the nesting and breeding season of native bird species (typically March 1 through August 15). The survey area shall include all potential bird nesting areas within 200 feet of any disturbance. The survey shall be conducted no more than three days prior to commencement of activities (i.e., grubbing or grading).</p> <p>If active nests of bird species protected by the MBTA and/or the California Fish and Game Code (which, together, apply to all native nesting bird species) are present in the impact area or within 200 feet of the impact area, a temporary buffer fence shall be erected a minimum of 200 feet around the nest site. This temporary buffer may be greater or lesser depending on the bird species and type of disturbance, as determined by the biologist and/or applicable regulatory agency permits.</p> <p>Clearing and/or construction within temporarily fenced areas shall be postponed or halted until juveniles have fledged and there is no evidence of a second nesting attempt. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.</p> |                                                                                                                                                                                                                                                           |                            |
| SC 4.4-2                                    | <p>Prior to any fill or alteration to jurisdictional resources including drainage tributaries, wetlands, and/or riparian vegetation, the project proponent shall obtain the appropriate regulatory agency permits and/or agreements from the USACE, the CDFG, and the applicable RWQCB. The project proponent shall comply with the conditions and mitigation measures specified in the regulatory agency permits and/or agreements in order to ensure no net loss in biological resource values.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                           |                            |
| SC 4.4-3                                    | <p>In compliance with the City's Oak Tree Regulations, prior to vegetation clearing or grading, surveys shall be performed to determine if any protected oak trees are located within disturbance areas. If protected oak trees would be affected, the project proponent shall be required to obtain an Oak Tree Permit from the City pursuant to the City's Oak Tree Regulations and shall comply with all stipulated mitigation measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                           |                            |
| SC 4.4-4                                    | <p>In compliance with the City's Street Tree Master Plan, a City permit shall be obtained prior to any planting, removal, cutting, or damage to a City-owned tree or shrub on any public property (in City parks, within street medians and along parkways, and on other public properties). The Public Works Department shall review the plans of any development, redevelopment, or public and infrastructure projects for compliance with the number of street trees or the species, as listed in the City's Street Tree Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                           |                            |
| MM 4.4-1                                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>A biologist shall conduct biological assessment and focused surveys, with the City Planning Division requiring biological reports with appropriate mitigation measures to be submitted during the planning permit process for individual projects.</p> |                            |

TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Responsible Party(ies)                                                                                                 | Verification of Completion |
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| <b>Section 4.5 Cultural Resources</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                        |                            |
| SC 4.5-1                                    | All development projects in the City that are subject to CEQA shall comply with CEQA, the CEQA Guidelines, and the CCR Title 14, Chapter 3 as they relate to cultural resources. These regulations require the identification and assessment of historic, archaeological, and paleontological resources and the determination of feasible mitigation measures (MMs) to reduce or avoid identified impacts to significant resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                        |                            |
| SC 4.5-2                                    | If human remains are encountered during excavation activities, all work shall halt, and the County Coroner shall be notified (PRC Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, he/she will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 48 hours of being granted access to the site. The recommendation of the MLD shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code Section 7050.5). If the landowner rejects the recommendations of the MLD, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (PRC Section 5097.98).                                                            |                                                                                                                        |                            |
| MM 4.5-1                                    | 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. | The City Planning Division shall verify compliance prior to issuance of the demolition permit for individual projects. |                            |
| MM 4.5-2                                    | Projects that would require ground disturbance and would be located on undeveloped parcels or near known cultural resources shall implement the following:<br>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 archaeological 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,                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The City Planning Services shall verify compliance prior to issuance of a building permit for individual projects.     |                            |

TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Responsible Party(ies) | Verification of Completion |
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| <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |                        |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Responsible Party(ies)                                                                                                                                                                   | Verification of Completion |
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| <p><b>MM 4.5-3</b> Future development and public and infrastructure projects that would excavate into Older Quaternary Alluvium deposits shall implement the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>6. Upon completion of recovery and curation, all studies and actions shall be described in a paleontological technical report prepared by a qualified paleontologist.</li> </ol> | <p>A paleontologist shall implement this MM, with the City Planning Services requiring paleontological resources reports during the planning permit process for individual projects.</p> |                            |
| <b>Section 4.6 Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                          |                            |
| <p><b>SC 4.6-1</b> All future development projects within the City shall comply with Article VIII, Sections 8010–8927 of the Arcadia Municipal Code, which incorporates by reference the 2007 California Building Code (2007 CBC), and any applicable ordinances set forth by the City, or the most recent City building and seismic codes in effect at the time the grading plans are approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                          |                            |
| <p><b>SC 4.6-2</b> All future development projects within the designated Alquist Priolo Earthquake Fault Zone for the Raymond fault shall prepare a geologic investigation in compliance with the Alquist Priolo Earthquake Fault Zone Act, which shall include but not be limited to literature and aerial photo review, field mapping, possible geophysics and/or trench excavations, and alluvial deposit age dating for land subdivisions and habitable structures consisting of four units or more that are proposed within this zone. As required by CGS Note 48, all essential facilities, public schools, hospitals, and other facilities deemed critical or important shall be judged to higher standards than residential developments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                          |                            |
| <p><b>SC 4.6-3</b> All future development projects within 660 feet on either side of the Raymond fault shall be subject to special geologic investigations to confirm the presence or absence of hazardous faults in that area in compliance with the City's Special Studies Geologic Zones Code. The geologic report shall be prepared by or under the direction of a Geologist registered in the State of California and in accordance with the guidelines of the State of California Board of Mines and Geology. The requirements of this code include the following:</p> <ul style="list-style-type: none"> <li>• No structure for human occupancy shall be built over a potentially active or an active fault trace.</li> <li>• A setback area of 50 feet shall be provided from a potentially active, or an active fault trace, unless the City's Geologist, after reviewing a geologic study, determines that either (1) a lesser setback would not pose an unnecessary risk of structural damage due to surface rupture or (2) a setback greater than 50 feet is needed for high risk structures (such as schools, hospitals, and buildings over 2 stories high).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                          |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsible Party(ies)                                                                                                                                   | Verification of Completion |
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| A seller of real estate or his agent shall disclose in writing to any prospective buyer the fact that the property is located within a Special Studies Zone, to be signed by the purchaser prior to entering escrow. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                          |                            |
| SC 4.6-4                                                                                                                                                                                                             | In accordance with the Natural Hazards Disclosure Act, agents and sellers of real property located within a designated Alquist-Priolo Earthquake Hazard Zone shall disclose to any prospective purchaser that the property is within an Earthquake Hazard Zone pursuant to the requirements of this Act.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                          |                            |
| SC 4.6-5                                                                                                                                                                                                             | In accordance with Section 9250.5.3 of the Arcadia Municipal Code, every application for a development permit shall include, among other things, a report of an engineering geological investigation, which shall provide a description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions, including consideration of seismic hazards and slope stability in natural materials on the proposed development. The Report shall be conducted in compliance with the published guidelines and implementation procedures from the Seismic Hazards Mapping Act, which requires registered professionals (California Registered Civil Engineer or Certified Engineering Geologist) to conduct liquefaction evaluations; establish the site-specific mitigation; and participate in the implementation process. Recommendations of the report, as they pertain to structural design and construction recommendations for earthwork, grading, slopes, foundations, pavements, and other necessary geologic and seismic considerations, should be incorporated into the design and construction of the proposed development. |                                                                                                                                                          |                            |
| SC 4.6-6                                                                                                                                                                                                             | In accordance with the City's Zoning Regulations and Building Regulations, every application for a development permit within the Residential Mountainous Single Family Zone shall include plans for erosion control planting or other protective devices. Irrigation systems or watering devices that cause soil erosion or saturate the soil to cause slope failure are prohibited. Site topography or configuration that causes or will cause erosion, subsidence, surface water runoff problems, or other conditions that may affect adjacent properties or the public health, safety, and welfare are prohibited.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                          |                            |
| SC 4.6-7                                                                                                                                                                                                             | All existing and future development within the City shall be conducted in compliance with Los Angeles RWQCB Order No. R4-2004-0146, which regulates discharges from residential on-site wastewater treatment systems throughout the entire Los Angeles Region (Los Angeles and Ventura Counties). The General Waste Discharge Requirements (WDRs) apply to septic tanks proposed in areas with shallow groundwater, areas adjacent to water bodies listed as impaired pursuant to Section 303(d) of the Clean Water Act, areas where groundwater is used for domestic purposes, and areas with nitrogen or bacterial contamination of ground or surface waters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                          |                            |
| SC 4.6-8                                                                                                                                                                                                             | All future development within the City shall be conducted in compliance with the California Plumbing Code (Part 5 of the California Building Code), which provides standards for the design and construction of water and sewer systems, storm drains and recycled water systems in buildings, and which prohibits connection to a septic tank in areas served by a public sewer system. It also requires the proper abandonment of septic tanks, cesspools, and seepage pits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                          |                            |
| Soils at the northern end of the City pose limitations to the use of septic tanks.                                                                                                                                   | MM 4.6-1 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The project engineer shall incorporate this MM into building plans, with the City Building Services monitoring compliance during the plan check process. |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Responsible Party(ies) | Verification of Completion |
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| <b>Section 4.7 Hazards and Hazardous Materials</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                            |
| SC 4.7-1                                           | All development within the City shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation and which governs the transport of hazardous materials, such as gasoline, contaminated soil, asbestos, or lead-containing materials. Vehicles transporting hazardous waste materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).                                                                                                                                                                                                                                                                                                               |                        |                            |
| SC 4.7-2                                           | All development within the City shall comply with the Resource Conservation and Recovery Act (RCRA) on the generation, transportation, treatment, storage, and disposal of hazardous waste; the management of non-hazardous solid wastes and underground tanks storing petroleum and other hazardous substances would be required for hazardous material users, waste generators, and transporters. Compliance with this Act also includes corrective action by the owner or operator of the leaking underground storage tank (LUST) or clean up of LUSTs by USEPA to reduce hazards associated with ground and water contamination by tank leaks, spills, or accidental release.                                                                                                |                        |                            |
| SC 4.7-3                                           | All development within the City shall comply with the California Hazardous Waste Control Act, which regulates facilities that generate or treat hazardous wastes. Permits for individual facilities allow the Department of Toxic Substances Control and/or the Certified Unified Program Agency (CUPA), in this case, the Los Angeles County Fire Department) to inspect the facilities for compliance and to enforce the provision of the Act.                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| SC 4.7-4                                           | All development within the City shall comply with the regulations of the Los Angeles County Fire Department, which serves as the designated CUPA and which implements the State and federal regulations related to: <ul style="list-style-type: none"> <li>• The Hazardous Waste Generator Program,</li> <li>• The Hazardous Materials Release Response Plans and Inventory Program,</li> <li>• The California Accidental Release Prevention Program (CalARP),</li> <li>• The Aboveground Storage Tank (AST) Program, and</li> <li>• The Underground Storage Tank (UST) Program.</li> </ul>                                                                                                                                                                                      |                        |                            |
| SC 4.7-5                                           | All development within the City shall comply with CalARP to prevent the accidental release of regulated toxic and flammable substances. CalARP requires stationary sources that utilize hazardous materials exceeding a threshold quantity to develop and submit a risk management plan that addresses the potential impacts of accidental releases of hazardous materials, along with reducing hazards through prevention, response, and remediation measures.                                                                                                                                                                                                                                                                                                                  |                        |                            |
| SC 4.7-6                                           | All development within the City shall comply with the South Coast Air Quality Management District's (SCAQMD's) Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, structures that may contain asbestos are required to be subject to an asbestos survey by a Certified Asbestos Consultant (certified by the California Occupational Safety and Health Administration [CalOSHA]) to identify building materials that contain asbestos. Removal of the asbestos should include prior notification to the SCAQMD and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and land filling requirements under this rule. |                        |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Responsible Party(ies) | Verification of Completion |
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| SC 4.7-7 All demolition that could result in the release of lead shall be conducted according to the California Code of Regulations (Title 8, Section 1532.1) regarding the removal of lead-based paint or other materials containing lead, which must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. The CalOSHA standards are intended to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                            |
| SC 4.7-8 Future development pursuant to the General Plan Update and public and infrastructure projects in the City shall comply with pertinent provisions of the California Building Code (CBC), which now includes building standards for the Wildland-Urban Interface Fire Area. The standards call for the use of ignition resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire to help reduce losses resulting from repeated cycles of interface fire disasters. These standards apply to the areas within the designated Very High Fire Hazard Severity Zone at the northern end of the City. The City of Arcadia has officially adopted the regulations for Wildland Urban Interface Area into Article 3, Chapter 1, Part 3 of the City's Municipal Code.                                                                                                                                                |                        |                            |
| SC 4.7-9 All demolition or construction activities shall comply with the California Health and Safety Code (Section 39650 et seq.) and the California Code of Regulations (Title 8, Section 1529), which prohibit emissions of asbestos from asbestos related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.                                                                                                                  |                        |                            |
| SC 4.7-10 Development in the City that is within 20,000 feet of the El Monte Airport shall comply with Part 77 of the Federal Aviation Regulations (FAR), which requires Federal Aviation Administration (FAA) notification and review of site and building plans to determine the effects of proposed construction on air navigation and to identify measures to be applied for the continued safety of air navigation, if it involves construction or alteration of a temporary or permanent structure, equipment, highway, railroad, roadway, or natural growth that is more than 200 feet in height or that extends into an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway that is 3,200 feet or longer or at a slope of 50 to 1 for a horizontal distance of 10,000 feet from the nearest point of the nearest runway that is less than 3,200 feet long. |                        |                            |
| SC 4.7-11 Development in the City of Arcadia shall comply with the California Fire Plan, as implemented by the State Board of Forestry and the California Department of Forestry and Fire Protection (CDF). Implementation of the California Fire Plan would reduce wildland fire hazards at the Angeles National Forest and the foothills in Arcadia.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                            |
| SC 4.7-12 The City shall continue to implement its Natural Hazard Mitigation Plan for the protection of life and property from natural hazards. The Plan includes mitigation activities that include inventories of at-risk buildings and infrastructure and prioritized mitigation; emergency preparedness programs; review of ordinances that protect natural systems for enhancement; and strategies for risk reduction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                            |
| SC 4.7-13 All development within the City shall comply with SCAQMD Rules X and XIV, which include regulations for toxic and hazardous air pollutant emissions. Rule X adopts the National Emission Standards for Hazardous Air Pollutants (NESHAPS) and Rule XIV specifies the limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new, modified, or relocated stationary sources that emit toxic air contaminants. The rule includes specific limits for MICR, chronic HI, and acute HI that need to be met before a permit to construct/operate if approved for new stationary sources located within 1,000 feet of an existing school or a school under construction.                                                                                                                                                                                                                              |                        |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

|                                                | Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Responsible Party(ies) | Verification of Completion |
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| SC 4.7-14                                      | Pursuant to Section 21676(b) of the Public Utilities Code, subsequent to receipt of the FAA determination (see SCs 4.7-10), the Los Angeles County Regional Planning Commission, acting as the Airport Land Use Commission (ALUC), shall review projects within 2 miles of the El Monte Airport for compliance with the Los Angeles County Airport Land Use Plan. Developers shall comply with the requirements of the Los Angeles County Regional Planning Commission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                            |
| SC 4.7-15                                      | In accordance with the California Code of Regulations (Title 8, Section 1541), persons planning new construction, excavations, and new utility lines near or crossing existing high pressure pipelines, natural gas/petroleum pipelines, electrical lines greater than 60,000 volts, and other high priority lines are required to notify the owner/operator of the line and must identify the locations of subsurface lines prior to any ground disturbance for excavation. Coordination, approval, and monitoring by the owner/operator of the line would avoid damage to high priority lines and prevent the creation of hazards to the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                            |
| <b>Section 4.8 Hydrology and Water Quality</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                            |
| SC 4.8-1                                       | The project applicant/developer for all applicable development projects shall file a Permit Registration Document (PRD) with the State Water Resources Control Board in order to obtain coverage under National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No 2009-009-DWQ, NPDES No. CAS000002) or the latest approved general permit. The project applicant/developer shall provide documentation of coverage under the Construction General Permit to the City of Arcadia. The PRD consists of a Notice of Intent (NOI); Risk Assessment; Site Map; Storm Water Pollution Prevention Program (SWPPP); annual fee; and a signed certification statement. Pursuant to permit requirements, the project applicant/developer shall develop and incorporate Best Management Practices (BMPs) for reducing or eliminating construction-related pollutants in the site runoff. Starting in 2011, SWPPPs shall also be prepared and implemented for construction sites less than one acre, per Title 24 Green Building Standards. |                        |                            |
| SC 4.8-2                                       | As required under the Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirements (Order No. 01-182; NPDES No. CAS0041) for the County, the City of Arcadia requires new development and major redevelopment to prepare a Standard Urban Stormwater Management Plan (SUSMP) as part of the development permit process. The SUSMP shall identify post-construction treatment-control BMPs that would be implemented on site for long-term storm water pollutant mitigation. The SUSMP shall be prepared pursuant to the guidelines prepared by the Los Angeles County Department of Public Works' SUSMP Manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.8-3                                       | All development in the City shall comply with Article VII, Chapter 8, Stormwater Management and Discharge Control, of the Arcadia Municipal Code supplements the City's NPDES permit, which prohibits the discharge of specific pollutants into the storm water and requires development projects to provide best management practices to reduce pollutants in the storm water.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                            |
| SC 4.8-4                                       | Discharges of groundwater from construction and project dewatering shall comply with the Los Angeles Regional Water Quality Control Board's (LARWQCB's) Order No. R4-2003-0111, which outlines the waste discharge requirements to surface waters in the coastal watersheds of Los Angeles and Ventura Counties (General NPDES Permit No. CAG994004). Projects that involve dewatering activities and that could result in discharges into "Waters of the State" must file a Report of Waste Discharge (RWD) with the LARWQCB. The LARWQCB reviews the RWD and the proposed discharge and prepares Waste Discharge Requirements (WDRs), which include operational requirements, contaminant limitations, and monitoring requirements. Compliance with the WDR would: (1) prevent groundwater discharges from resulting in water quality degradation of receiving surface water bodies and (2) protect beneficial uses of water.                                                                                                                                                                                                                    |                        |                            |

**TABLE 2-1 (CONTINUED)**  
**SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsible Party(ies) | Verification of Completion |
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| SC 4.8-5                                    | All new construction and major improvements shall be built in accordance with the City's Floodplain Management Regulations (Article III, Chapter 10 – Floodplain Management of the Arcadia Municipal Code), which require that structures (1) be adequately anchored to prevent flotation, collapse, or lateral movement from hydrodynamic and hydrostatic loads during flood; (2) be constructed with materials and utility equipment resistant to flood damage and using methods and practices that minimize flood damage; and have electrical, heating, ventilation, plumbing and air conditioning equipment and other utility systems that prevent water from entering or accumulating within structures during floods. |                        |                            |
| Section 4.9 Land Use and Planning           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.9-1                                    | As the primary land use policy document for the City, the Arcadia General Plan will regulate all future development. Consistency with the goals, policies and programs of the Arcadia General Plan, as amended, will be required for all development projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                            |
| SC 4.9-2                                    | The City's Zoning Regulations provide development standards and design guidelines for the development of individual parcels in the City. Future development projects will need to comply with pertinent zoning regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| Section 4.10 Mineral Resources              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.10-1                                   | Any future mining operations shall comply with the regulations and guidelines of SMARA regarding permits, annual reporting, and reclamation plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                            |
| SC 4.10-2                                   | Any future mining operations and ongoing mine reclamation shall comply with Article IX, Chapter 5 of the Arcadia Municipal Code regarding mining and reclamation operations in the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                            |
| Section 4.11 Noise                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.11-1                                   | The City of Arcadia's Building Code limits construction-related activities to occur only between the hours of 7:00 AM and 7:00 PM, Monday through Saturday, unless otherwise permitted by the Development Services Department. Construction is prohibited on Sundays and major holidays. Future development shall comply with these time limits to prevent construction noise during the evening and early morning hours.                                                                                                                                                                                                                                                                                                   |                        |                            |
| SC 4.11-2                                   | Future development in the City shall comply with the City's Noise Ordinance, (Chapter 6, Part 1, Section 4610.3 of the Municipal Code), which sets limits for exterior noise levels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                            |
| SC 4.11-3                                   | Future development in the City shall comply with Title 24, Chapter 12 of the California Administrative Code, which requires that residential structures (other than detached single-family dwellings) be designed such that the interior CNEL with windows closed shall not exceed 45 dBA in any habitable room.                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                            |
| SC 4.11-4                                   | Future development in the City shall comply with the City's vibration standards in Title 3, Performance Standards, Section 9266.3.9, of the Arcadia Municipal Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                            |

TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Responsible Party(ies)                                                                                                                                                                                                                                                                                                                      | Verification of Completion |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><b>MM 4.11-1</b> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> | Contractors of individual construction projects will be required to implement this MM, with the City Building Services monitoring compliance through field inspections or report submittal.                                                                                                                                                 |                            |
| <p><b>MM 4.11-2</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A noise consultant shall prepare the acoustical study and the project architect shall incorporate the needed noise control measures into the project plans, with the City Planning Services monitoring implementation through site plan review and the City Building Services Division monitoring compliance during the plan check process. |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Responsible Party(ies)                                                                                                                                                                                                                                                                                                                           | Verification of Completion |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><b>MM 4.11-3</b> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Require that all loading facilities be located and designed to minimize the potential noise impacts to adjacent noise sensitive uses.</li> </ul> | <p>A noise consultant shall prepare the noise assessment and the project architect and engineer shall incorporate the needed noise control measures into the project, with the City Planning Services monitoring implementation through site plan review and the City Building Services monitoring compliance during the plan check process.</p> |                            |
| <p><b>MM 4.11-4</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The project engineer shall prepare the vibration mitigation plan when required, with the City Building Services monitoring compliance during the plan check process and through field inspections during construction.</p>                                                                                                                    |                            |
| <b>Section 4.12 Population, Housing and Employment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                  |                            |
| <p><b>SC 4.12.1</b> In accordance with California Civil Code Section 1940 et seq., termination of a lease or eviction of renters/tenants shall require written notice from the landlord or his/her agent, prior to the sale or demolition of a dwelling or unit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                  |                            |
| <p><b>SC 4.12.2</b> In accordance with the State Relocation Assistance Act, public agency projects and redevelopment activities shall provide adequate notice, fair compensation, and housing and business relocation assistance when displacement of residents, households, businesses, or tenants occurs as part of their activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                  |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Responsible Party(ies) | Verification of Completion |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------|
| SC 4.12-3                                   | In accordance with the California Community Redevelopment Law, a redevelopment agency is required to provide temporary housing for displaced residents, households, and tenants and to develop replacement housing for redevelopment activities and projects that involve displacement.                                                                                                                                                                                                                                                                                                                                                                               |                        |                            |
| <b>Section 4.13 Public Services</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                            |
| SC 4.13-1                                   | All development in the City shall comply with the California Fire Code and regulations in the Fire Department section (Article III, Chapter 1) of the Arcadia Municipal Code, which include standards for building construction that would reduce the creation of fire hazards and facilitate emergency response. Building plans are reviewed and structures inspected by the Arcadia Fire Department for compliance with applicable fire safety, emergency access, and fire flow standards in these codes and in order to identify additional development features that could reduce demand for fire protection services.                                            |                        |                            |
| SC 4.13-2                                   | In compliance with Section 65995 of the California Government Code (SB 50), prior to approval of a development project, the property owner/developer shall pay applicable fees to the impacted school district(s). Under State law, payment of the developer fees provides full and complete mitigation of the project's impacts on school facilities.                                                                                                                                                                                                                                                                                                                |                        |                            |
| <b>Section 4.14 Recreation</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                            |
| SC 4.14-1                                   | Future residential development shall comply with the City's Ordinance 2237, which requires new residential developments to pay applicable Park Facilities Impact Fees to fund the provision and/or expansion of parks and recreational facilities to serve new development.                                                                                                                                                                                                                                                                                                                                                                                           |                        |                            |
| SC 4.14-2                                   | Future residential development shall comply with Article IX, Chapter 2 of the Arcadia Municipal Code, which requires multi-family residential developments to provide on-site private and common open space areas. The open space and recreational facility requirements depend on the zoning of the project site and the size of development.                                                                                                                                                                                                                                                                                                                        |                        |                            |
| <b>Section 4.15 Transportation</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                            |
| SC 4.15-1                                   | In accordance with the City's Transportation Impact Fee Program, future development shall pay development impact fees to help fund intersection and roadway improvements in the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| SC 4.15-2                                   | Future development shall improve perimeter and on-site roadways in accordance with the City's roadway standards under Article IX, Chapter 1, Parts 1 (Design of Streets) and 2 (Street Improvement Plans) of the Arcadia Municipal Code.                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                            |
| SC 4.15-3                                   | Future development shall provide internal circulation improvements in accordance with City standards for the location of traffic signs, minimum drive aisle widths, turning radii, sight distances/vision clearances, pedestrian walkways/crosswalks, and other features.                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.15-4                                   | Future development shall include a Traffic Control Plan to be prepared and implemented in compliance with the California Manual for Uniform Traffic Control Devices (MUTCD) for all construction activities within public rights-of-way. If the project construction requires special measures outside the California MUTCD standards, the Traffic Control Plan shall be prepared, stamped, and signed by a registered Traffic Engineer. If the development is located on or near California Department of Transportation (Caltrans) right-of-way, the Property Owner/Developer shall provide a copy of the Traffic Control Plan to Caltrans for review and approval. |                        |                            |
| SC 4.15-5                                   | Construction work on public rights-of-way shall be performed in accordance with City regulations, including the Standard Specifications for Public Works Construction (Greenbook) and the MUTCD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsible Party(ies) | Verification of Completion |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------|
| SC 4.15-6                                   | New non-residential developments shall comply with City's Traffic Congestion Management regulations, which require non-residential development to provide transportation demand management and trip reduction measures, such as display/kiosk for transportation information, preferential parking space for carpool/vanpool vehicles, bike racks, loading/unloading zones, bus stop improvements, designated pathways, and convenient access for bicyclists.                                                                                                                                                                                                                                                               |                        |                            |
| SC 4.15-7                                   | Future development shall be subject to review and approval by the Arcadia Fire Department for the appropriate provision of adequate emergency access and evacuation routes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| SC 4.15-8                                   | Off-street parking shall be provided by new development, redevelopment, expansions, or with changes in occupancies in accordance with the parking requirements in the City's Zoning Regulations. The required parking spaces and other parking requirements shall be shown in site improvement plans submitted to the City during the permit process.                                                                                                                                                                                                                                                                                                                                                                       |                        |                            |
| SC 4.15-9                                   | Future development in the City and other public projects shall comply with the CMP requirements for the preparation of Traffic Impact Analysis, which provides a consistent methodology for determining background traffic conditions, trip generation, and trip distribution; analyzing impacts; and identifying, evaluating, and implementing mitigation.                                                                                                                                                                                                                                                                                                                                                                 |                        |                            |
| <b>Section 4.16 Utilities</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                            |
| SC 4.16-1                                   | All water, sewer, storm drain, and other utility infrastructure improvements within the City shall be conducted in compliance with the applicable regulations set forth in the Arcadia Municipal Code, which incorporates by reference applicable State regulations, including those that adopt the California Building Code, California Plumbing Code, California Electrical Code, and California Mechanical Code. Article IX, Chapter 1, Subdivision Code, sets forth standards for the review and approval of all development plans by the City Engineer and requires that the project applicant/developer provide utility facilities in accordance with the standards and specifications approved by the City Engineer. |                        |                            |
| SC 4.16-2                                   | The City of Arcadia shall require all future projects implemented pursuant to the 2010 General Plan Update that are subject to SB 610 and/or SB 221 to comply with all applicable requirements in order to demonstrate the availability of an adequate and reliable water supply.                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                            |
| SC 4.16-3                                   | All new construction and rehabilitated landscapes for public agency projects and private non-residential development projects of a qualifying size shall be subject to compliance with the Water Efficient Landscape Ordinance. In compliance with City regulations, development projects that fall into these categories shall implement water conservation measures in accordance with the standards for plant selection and grouping, water features standards, irrigation design and system requirements, and soil and grading requirements.                                                                                                                                                                            |                        |                            |
| SC 4.16-4                                   | In compliance with the LACSD's Wastewater Ordinance, all wastewater discharges into LACSD facilities shall be required to comply with the discharges standards set forth to protect the public sewerage system. The LACSD Surcharge program requires all industrial companies discharging to the LACSD sewerage system to pay their fair share of the wastewater treatment and disposal costs, and the Connection Fee program requires all new users of the LACSD sewerage system, as well as existing users that significantly increase the quantity or strength of their wastewater discharge, to pay their fair share of the costs for providing additional conveyance, treatment, and disposal facilities.              |                        |                            |
| SC 4.16-5                                   | All development projects in the City shall implement waste reduction, disposal, and recycling measures during construction and operation in accordance with the City's Source Reduction and Recycling Element (SRRE), prepared in compliance with the California Integrated Waste Management Act, as well as provide collection and loading areas for recyclables, as required under the City's Zoning Regulations.                                                                                                                                                                                                                                                                                                         |                        |                            |

**TABLE 2-1 (CONTINUED)  
SUMMARY OF IMPACTS AND MITIGATION PROGRAM**

| Standard Conditions and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Responsible Party(ies)                                                                                                                                          | Verification of Completion |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p><b>SC 4.16-6</b> The City of Arcadia shall require all future projects implemented under the 2010 General Plan Update to comply with all State Energy Efficiency Standards and City Municipal Code requirements in effect at the time of application for building permits (Title 24). Title 24 covers the use of energy efficient building standards, including ventilation, insulation, and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting, as well as the Title 24 Green Buildings Standards on planning and design, energy efficiency, water efficiency and conservation, material conserving compliance and resource efficiency, and environmental quality. Plans submitted for building permits shall include written notes demonstrating compliance with energy and green building standards and shall be reviewed and approved by the Planning Department prior to building permit issuance.</p>      | <p>The project engineer shall incorporate this MM into building plans, with the City Building Services monitoring compliance during the plan check process.</p> |                            |
| <p><b>MM 4.16-1</b> 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.</p> |                                                                                                                                                                 |                            |
| <p><b>Section 4.17 Greenhouse Gas Emissions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                 |                            |
| <p><b>MM 4.17-1</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Developers of individual projects would implement this MM, with the City Planning Services monitoring compliance during site plan review.</p>                |                            |
| <p><b>MM 4.17-2</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The City Planning Services shall implement this MM during the site plan review process for individual projects.</p>                                          |                            |
| <p><b>MM 4.17-3</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The City Planning Services shall implement this MM, with the Development Services Director verifying compliance.</p>                                         |                            |