

3.10 ECONOMICS

3.10.1 INTRODUCTION

This chapter discusses the potential of the proposed action to result in effects associated with the economic well being of the area. This chapter takes into consideration the local economy, potential fiscal effects to surrounding land uses, and the loss of opportunities to use the site in a revenue-producing capacity.

3.10.2 AFFECTED ENVIRONMENT

The sublease boundary is located within the Recreation Area and includes the existing WNNC and associated facilities. The WNNC is owned and operated by LACDPR. There is no charge to walk the grounds or enter the museum. The adjacent uses include South El Monte High School to the north, natural area and institutional uses to the east, open space and the San Gabriel River to the south, and commercial/industrial uses to the west. The revenue producing resources in the project vicinity include the commercial/industrial uses to the west and the commercial uses to east near the intersection of Peck Road and State Route 60.

3.10.3 CRITERIA FOR SIGNIFICANCE OF EFFECTS

Effects of the alternatives would be considered significant to economics if the action would result in:

- A land use that would reduce the economic potential of the surrounding areas; or
- Reduced economic potential for the site.

3.10.4 PROJECT EFFECTS ON ECONOMICS

An economic or social change, by itself, is not considered a significant effect on the environment. However, if an economic or social change is related to a physical change, the economic or social change may be considered in determining whether the physical change is significant. Since this action would result in a physical change to the environment, it is appropriate to consider changes to community character and cohesion in assessing the significance of the action's effects.

3.10.4.1 No ACTION ALTERNATIVE

The No Action Alternative would not have a direct, indirect, or cumulative effect on economics. Under this alternative, the sublease boundary would continue to operate in its current condition.

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3.10.4.2 18,230 SF ALTERNATIVE

Implementation of the 18,230 sf Alternative would not have a significant direct effect on economics in the project area. There would continue to be no fee would be charged for entrance into the interpretive center or the grounds. Construction of the new facilities under the 18,230 sf Alternative would not affect the continued operation of the surrounding residential, industrial, and institutional uses. Additionally, there would be no change in land use currently associated with the property, as the site would continue to be used for educational and recreational purposes. The proposed features would be constructed and operated entirely within the boundaries of the 11.21-acre sublease boundary. The Authority or a private non-profit entity, of their creation, would be charged with fundraising, program development, administration, and operations of the interpretive center. The Authority would obtain funds for public recreational purposes from state and federal grants, as well as receive funds through donations and fundraising activities. The 18,230 sf Alternative would provide enhanced educational and recreational resources to the surrounding community, which would be considered beneficial. Thus, the 18,230 sf Alternative would not have a direct or indirect adverse affect the economic vitality of the area or place an undue burden on local residents or businesses.

3.10.4.3 14,000 SF ALTERNATIVE (PROPOSED ACTION)

As with the 18,230 sf Alternative, the 14,000 sf Alternative would provide enhanced educational and recreational resources to the surrounding community, which would be considered beneficial. The proposed features would be constructed and operated entirely within the boundaries of the 11.21-acre sublease boundary and construction of the new facilities would not affect the continued operation of the surrounding residential, industrial, and institutional uses. Additionally, there would be no change in land use currently associated with the property, as the site would continue to be used for educational and recreational purposes. There would continue to be no fee charged for entrance into the interpretive center and the grounds. No facilities are proposed to the surrounding land uses such that the economic potential of these land uses would be directly or indirectly adversely affected as a result of the 14,000 sf Alternative. Thus, the 14,000 sf Alternative would not have a direct, indirect, or cumulative adverse effect on the economic vitality of the area or place an undue burden on local residents or businesses.

3.10.4.4 10,000 SF ALTERNATIVE

As with the 18,230 sf Alternative, the 10,000 sf Alternative would provide enhanced educational and recreational resources to the surrounding community, which would be considered beneficial. The proposed features would be constructed and operated entirely within the boundaries of the 11.21-acre sublease boundary and construction of the new facilities would not affect the continued operation of the surrounding residential, industrial, and institutional uses. Additionally, there would be no change in land use currently associated with the property, as the site would continue to be used for educational and recreational purposes. There would continue to be no fee charged for entrance into the interpretive center and the grounds. No facilities are proposed to the surrounding land uses such that the economic potential

of these land uses would be adversely affected as a result of the 10,000 sf Alternative. Thus, the 10,000 sf Alternative would not have a direct, indirect, or cumulative adverse effect on the economic vitality of the area or place an undue burden on local residents or businesses.

3.10.4.5 2,800 SF ALTERNATIVE

As with the 18,230 sf Alternative, the 2,800 sf Alternative would provide enhanced educational and recreational resources to the surrounding community, which would be considered beneficial. The proposed features would be constructed and operated entirely within the 0.63-acre LACDPR-owned parcel and construction of the new facilities would not affect the continued operation of the surrounding residential, industrial, and institutional uses. Additionally, there would be no change in land use currently associated with the property, as the site would continue to be used for educational and recreational purposes. There would continue to be no fee charged for entrance into the interpretive center and the grounds. No facilities are proposed to the surrounding land uses such that the economic potential of these land uses would be adversely affected as a result of the 2,800 sf Alternative. Thus, the 2,800 sf Alternative would not have a direct, indirect, or cumulative adverse effect on the economic vitality of the area or place an undue burden on local residents or businesses.

3.10.5 MITIGATION MEASURES

No mitigation measures are required.

3.10.6 SIGNIFICANCE SUMMARY

3.10.6.1 NO ACTION ALTERNATIVE

Because no action would be taken on the project site, the No Action Alternative would have no adverse direct, indirect, or cumulative effect on to economics under this alternative.

3.10.6.2 18,230 SF ALTERNATIVE

See Section 3.10.6.5 below.

3.10.6.3 14,000 SF ALTERNATIVE (PROPOSED ACTION)

See Section 3.10.6.5 below.

3.10.6.4 10,000 SF ALTERNATIVE

See Section 3.10.6.5 below.

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3.10.6.5 2,800 SF ALTERNATIVE

The alternatives would not have a negative effect on economics or have the potential to diminish the economic vitality of the surrounding area or community as a whole. No adverse direct, indirect, or cumulative effect to economics would occur.