

3. *Project Description*

3.1 **PROJECT LOCATION**

The City of Industry is in eastern Los Angeles County, within the East San Gabriel Valley region, near the junction of Orange and Riverside counties. As shown in Figure 3-1, *Regional Location*, the City is surrounded by portions of unincorporated Los Angeles County (including Valinda and South San Jose Hills) and the cities of La Puente, Baldwin Park, West Covina, and Walnut to the north; the cities of Pomona and Diamond Bar to the east; unincorporated portions of Los Angeles County (including Hacienda Heights and Rowland Heights) to the south; and portions of unincorporated Los Angeles County (including Bassett and Avocado Heights) and the cities of Pico Rivera and El Monte to the west.

The City is approximately 14 miles long and one-half mile wide, stretching from Interstate 605 (I-605) on the west to State Route 57 (SR-57) on the east. Interstate 10 (I-10) touches a portion of the northwestern boundary of Industry, I-605 borders much of the western boundary, and Valley Boulevard forms most of the northern boundary of the City. State Route 60 (SR-60) either parallels, borders, or travels through the southern edge of Industry. On the southeastern boundary SR-57 and SR-60 merge for about a mile and a half before splitting apart a mile beyond the Industry boundary.

3.2 **STATEMENT OF OBJECTIVES**

The following vision statement and objectives have been established for the City of Industry General Plan Update and will aid decision makers in their review of the project and associated environmental impacts:

Guiding Vision: Be an employment base and commercial and business hub for the San Gabriel Valley and Los Angeles metropolitan area.

- Maintain a diverse and prosperous economy consisting of a variety of industrial, professional, and commercial uses.
- Achieve a sustained economic viability that provides a tax base supportive of the City's growth potential, maintains fiscal viability, and funds capital improvement programs that serve present and future businesses.
- Provide the flexibility to respond to changing market conditions.
- Enhance the value of businesses and properties within the City such that additional investment is stimulated by providing a quality level of services, safety, security, infrastructure, and design.
- Achieve a professional appearance in the City marked by a functional quality in its buildings and structures, landscaping, signage, and utilities and infrastructure systems.
- Provide prudent public ownership and timely disposition of strategic properties to achieve the City's economic development and revitalization goals.
- Provide infrastructure and circulation systems that are properly sized to support future growth and are maintained in a timely fashion.
- Support the surrounding population through sponsorship of community-building programs, such as the Youth Activities League, and through a development review process that considers our neighbors and non-business uses.



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3.3 PROJECT CHARACTERISTICS

“Project,” as defined by CEQA Guidelines Section 15378(a), means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.” The CEQA Guidelines further explain that a project refers to the activity that is being approved and that may be subject to several discretionary approvals by governmental agencies (Section 15378[c]).

3.3.1 Existing General Plan

The current Industry General Plan was adopted in 1971 and consisted of five documents: the General Plan, three implementation plans, and the Housing Element. When adopted, it contained five elements: Land Use, Circulation, Open Space, Historic and Cultural, and City Image. In 1974, Scenic Highway and Noise Elements were adopted. Then in 1975, Seismic Safety and Public Safety Elements were adopted. The last Housing Element was updated and adopted in 2007 and is scheduled to be updated again in approximately 2012. Because the Housing Element was recently updated and is subject to specific laws and timeframes dictated by the state, it is not included in this comprehensive General Plan Update.

Existing Land Uses

The City encompasses approximately 7,706 acres (12 square miles) and consists mostly of commercial-industrial uses. The City can be divided into generalized areas, as described below and shown in Figure 3-2, *Aerial Photograph*. Individual land uses found in the City are shown in Figure 3-3, *Existing Land Uses*.

Eastern Industry

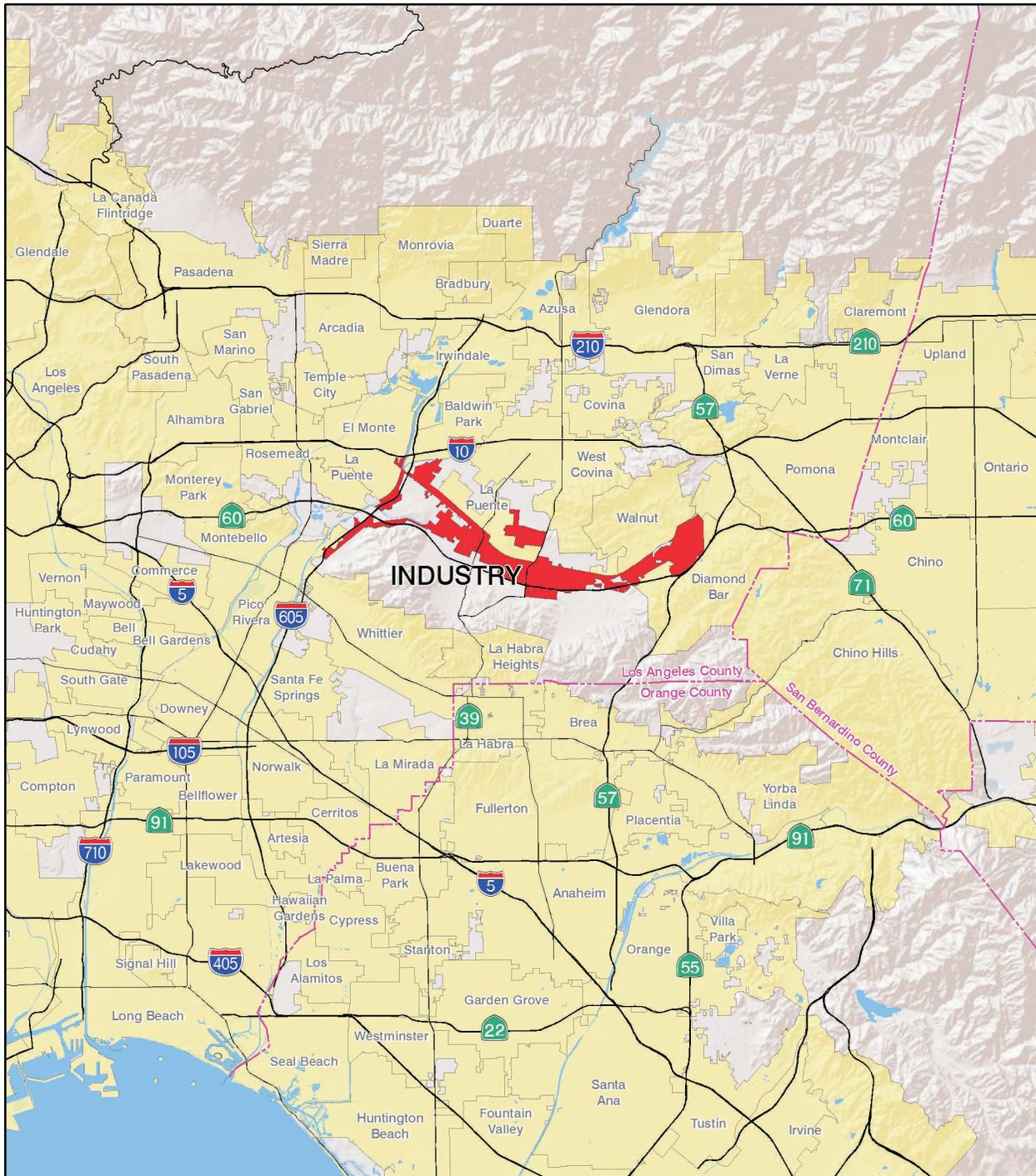
The eastern end of the City (generally east of Nogales Street) has been developed recently compared to the other portions of the City and contains the Kohl Plantation, Wohl, and Grand Crossing developments. The east end also contains an approximately 592-acre vacant area known as the Industry Business Center (IBC). A new retail commercial center is at the intersection of Valley Boulevard and Grand Avenue. Other commercial and office uses are at the intersection of Fairway Drive and SR-60, as are the Metrolink station and Ron Hockwalt Academy. The eastern end of the City is characterized by large warehousing, distribution, and food-processing uses. It is generally well maintained with landscaped roadways and parking areas, screened loading and storage areas, coordinated signage, and clean architectural treatments.

Central Industry

The central portion of the City (generally between Nogales Street on the east and Hacienda on the west) contains the City’s civic and commercial hubs. Large-scale industrial and warehousing buildings still prevail as the majority land use here, but there are scattered pockets of smaller-lot development as well. A large commercial hub is generally located on either side of SR-60 between Azusa and Fullerton Road and includes the Puente Hills Mall, big-box retail users such as Costco, and the Puente Hills auto mall. This central area of Industry includes the civic center and a large area of land devoted to a train-switching and container storage yard in addition to a smaller commercial node at the intersection of Hacienda and Valley Boulevards. The John A. Rowland House, which is owned and operated by the Historical Society of La Puente Valley, is located along Gale Avenue.

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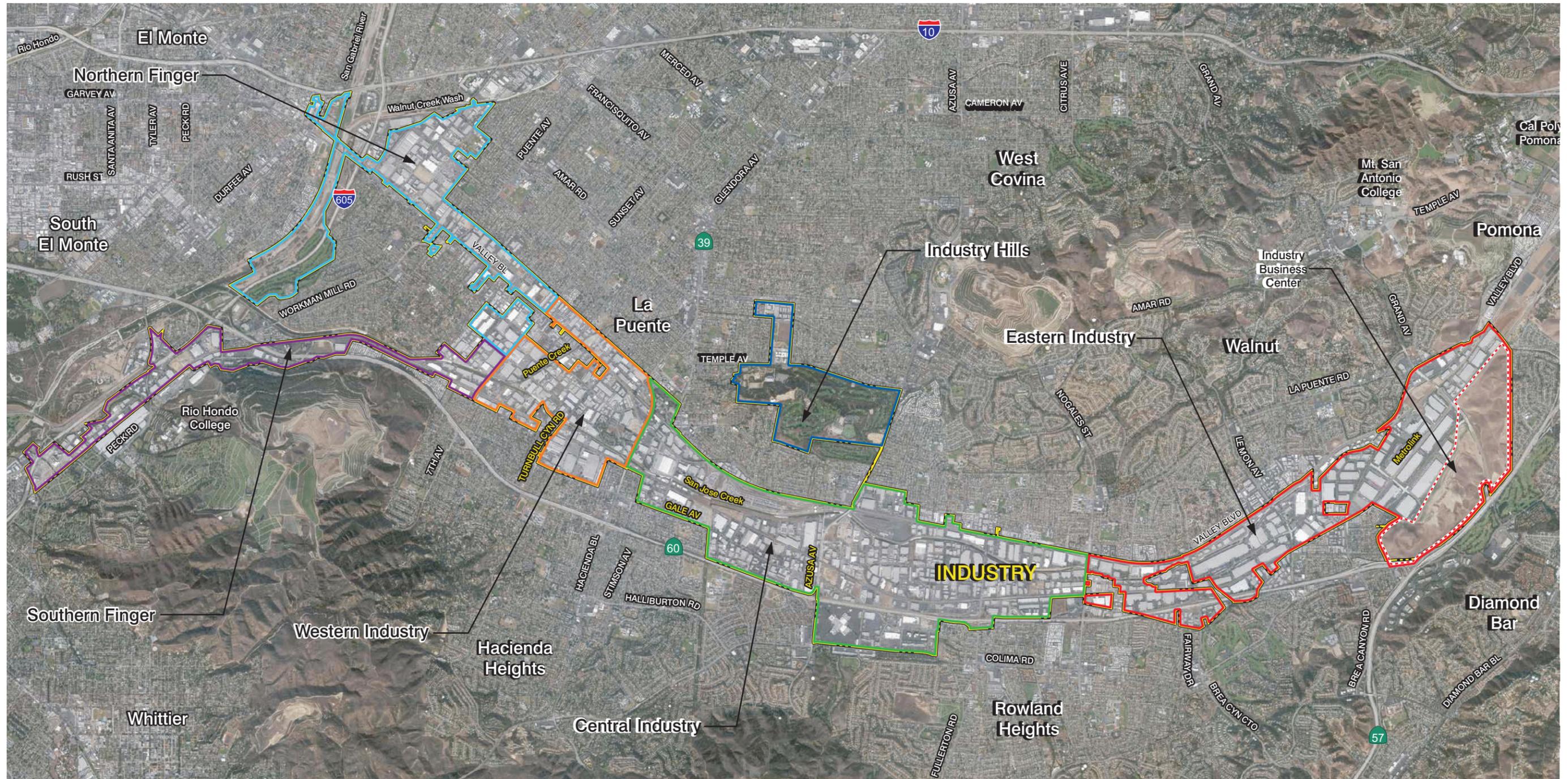
Regional Location



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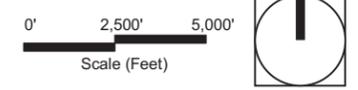
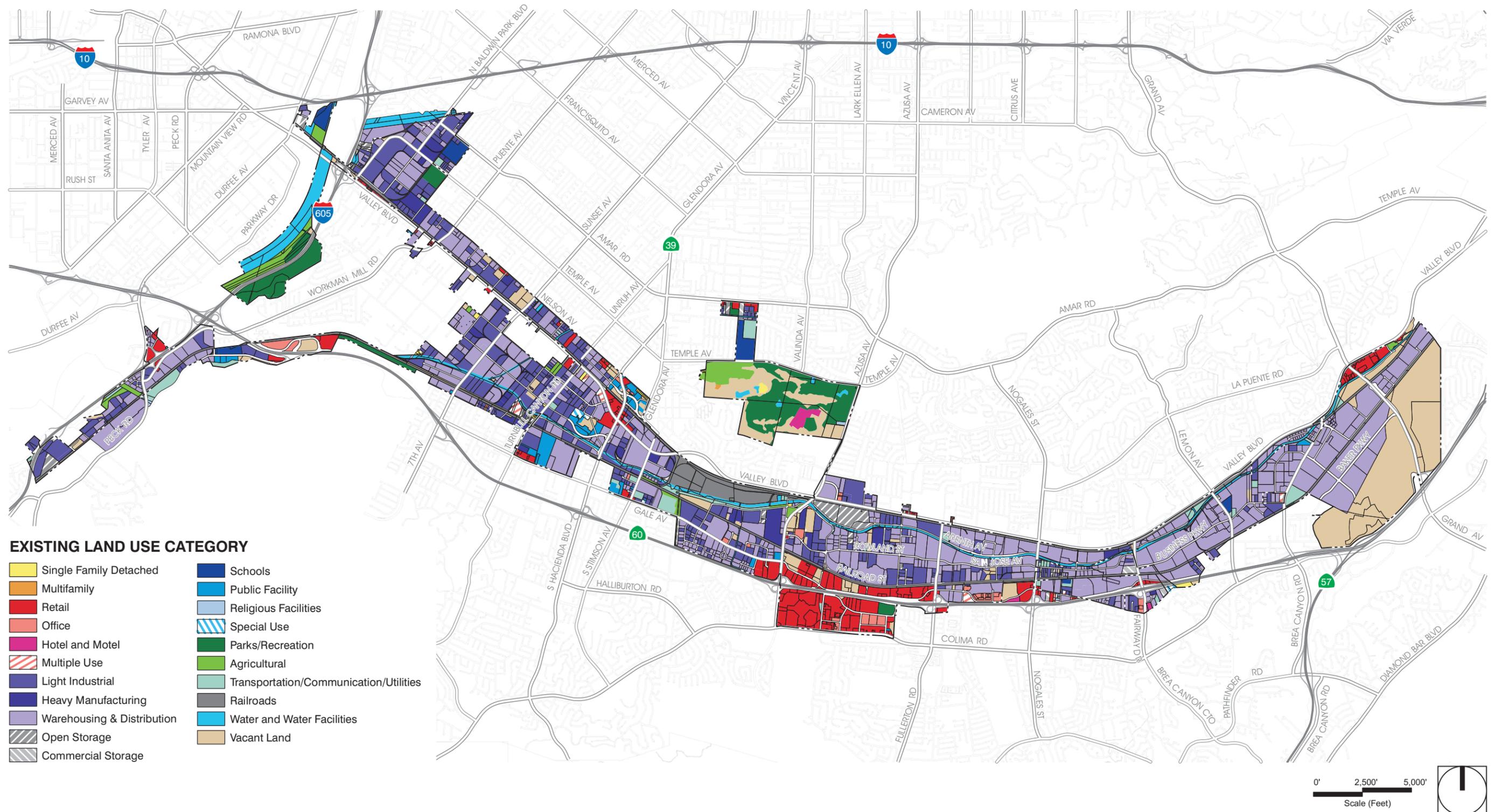
Aerial Photograph



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Existing Land Uses



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Industry Hills

Industry Hills has a vastly different character. It includes a former landfill, located north of Valley Boulevard and west of Azusa Avenue. This area is also home to the Pacific Palms Resort and Conference Center, golf courses, equestrian center, and several City-owned residences. This area is generally hilly and wooded. North of Temple Boulevard to Amar Road is a small pocket of the City that contains the William Workman High School (grades 9–12), small-scale industrial uses, and some commercial and storage uses.

Western Industry

West of Hacienda, the buildings are generally older and lot sizes generally smaller than those to the east. The area between Hacienda and 7th Avenue contains large-scale industrial uses, pockets of isolated commercial uses (mostly along Valley Boulevard), the Los Angeles County Sheriff's Industry Station, and the Workman and Temple Family Homestead Museum. Adjacent to the museum is the El Encanto Healthcare & Rehabilitation Center, which is a City-owned, 244-bed skilled nursing and long-term residential care facility. West of 7th Avenue, the City boundary becomes fragmented, splitting into northern and southern fingers.

Northern Finger

The northern finger is a narrow strip between Valley and Nelson Avenues stretching past I-605 and the San Gabriel River to I-10. This area contains Torch Middle School (grades 6–8) and the Vineland Drive-In and Swap Meet. West of the San Gabriel River is the former horse auction site that also holds rodeo and equestrian events. In recent years, several older industrial buildings have been recycled into a more modern architectural style and there are several vacant and ready-to-develop parcels. The City boundaries turn south and encompass a portion of the San Gabriel River, the California Country Club golf course, and the former Woodland Duck Farm site, which was acquired by the Watershed Conservation Authority in 2004. Alfred S. Madrid Middle School, in the Mountain View School District, is in the very northwestern corner of the City adjacent to I-10 and serves grades six through eight.

Southern Finger

Near 7th Avenue, the southern finger of the City proceeds along a narrow strip of land generally along the southern side of the San Jose Creek and SR-60, then turns south along the east side of I-605 to approximately Rose Hills Road. This area contains a privately owned linear park (former 9-hole golf course) owned and maintained by Wildwood Mobile Home Park; Fry's Electronics, one of the leading sales tax producers in the City; Crossroads Business Park, headquarters of Majestic Realty; and the soon-to-be constructed Sanitation Districts of Los Angeles County's (LACSD) Puente Hills Intermodal Facility (PHIMF), a major part of the LACSD's waste-by-rail system. The PHIMF will be used for loading and unloading rail-ready shipping containers containing nonhazardous municipal solid waste between rail cars and trucks and would handle up to two trains per day (approximately 4,000 tons per train). Near the southern tip of the City is the Quinn Company CAT site, which carries Caterpillar construction and agricultural equipment.

Industry's Sphere of Influence

The Local Agency Formation Commission (LAFCO) has placed 529 acres outside of the City's jurisdictional boundaries within Industry's sphere of influence (SOI). A SOI is the unincorporated area outside of but adjacent to a city that has been identified as a future logical extension of that city. The County of Los Angeles has land use authority over the City's SOI.



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Industry includes several pockets of SOI areas that encompass the Puente Hills Materials Recovery Facility (PHMRF); the industrial area near the Walnut Creek Wash and I-605; and pockets near Turnbull Avenue, Nogales Street, Fairway Drive, and Brea Canyon Boulevard. Industry’s SOI largely contains industrial uses except for scattered residences near Turnbull Avenue. The areas included in the City’s SOI and their existing land uses are shown in Figure 3-4, *Existing SOI Land Use Designations (LA County General Plan)*.

Current General Plan Land Use Designations

Figure 3-5, *Current Land Use Plan*, shows the existing land use designations of the current General Plan. The City of Industry General Plan Land Use Map contains four land use designations: Industrial, Commercial, Institutional, and Recreation and Open Space. However, the Land Use Element mentions only the Industrial and Commercial land use designations and adds a discussion of Parks and Recreation, Industrial Exhibit/Conference Center, Civic-Financial Center, and utility systems. The General Plan policies do not limit the location of allowable commercial development within the Industrial land use designation. The General Plan does not include building intensity standards, such as maximum floor area ratio (FAR), but does establish the employment base as the metric for population density. By far, the largest land use designation is Industrial, comprising almost 81percent of the City, including areas annexed since the adoption of the General Plan. The amount of acreage by land use designation is detailed in Table 3-1.

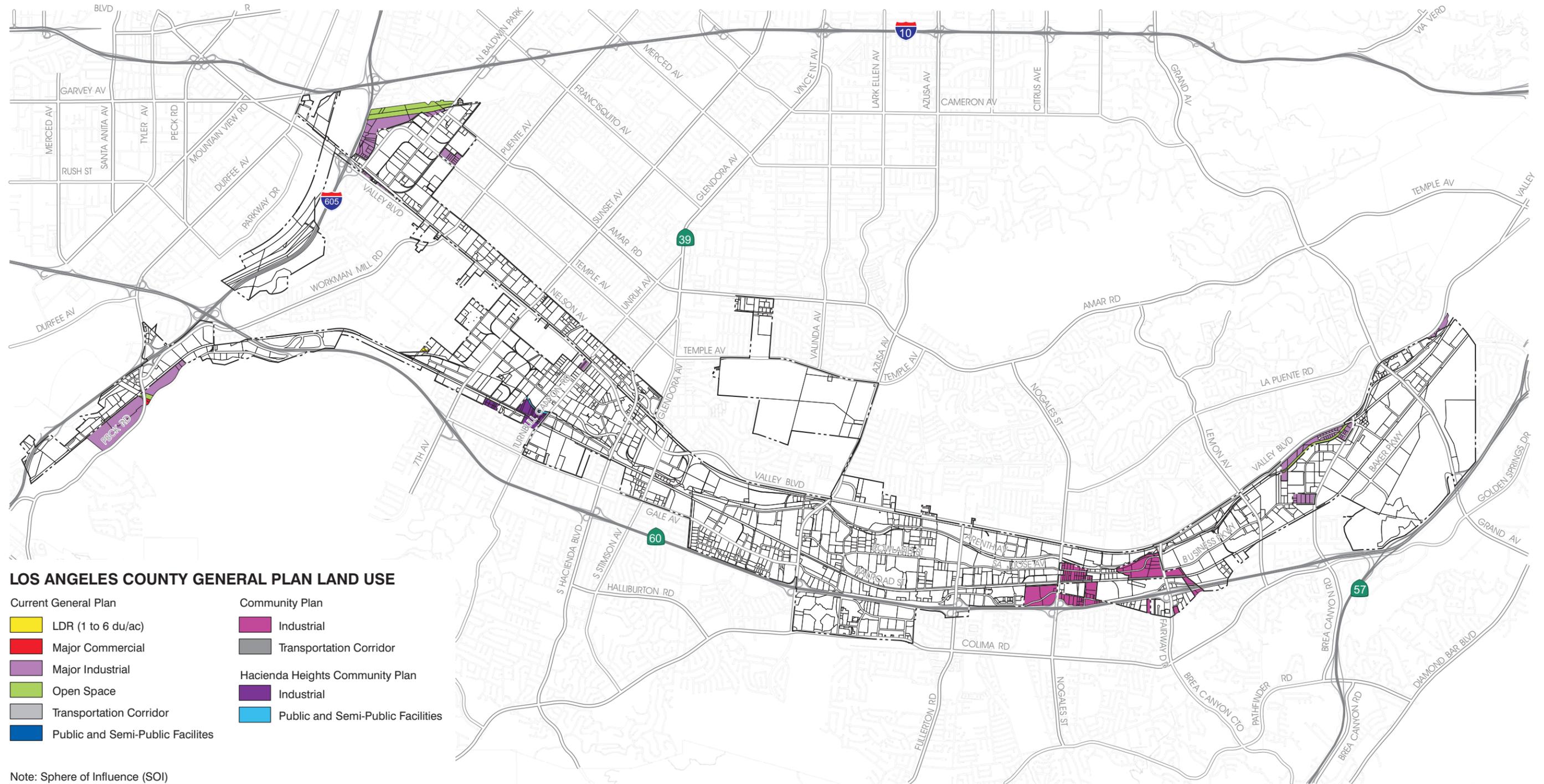
Table 3-1
Current General Plan Land Use Designations

<i>Land Use Designation</i>	<i>Acres</i>	<i>Percent of City</i>
Industrial	6,222.4	80.7%
Commercial	32.5	0.4%
Institutional	44.8	0.6%
Recreation and Open Space	624.8	8.1%
Right-of-Way	782.1	10.2%
Total	7706.6	100%

Land Use Designations within Industry’s Sphere of Influence

There are three General Plan/Area Plans that provide direction for the future use of the land within Industry’s SOI, as shown on Table 3-2. Industry’s SOI is largely planned for industrial uses except for a residential pocket near Vineland Avenue and open space near Peck Road and the Walnut Creek Wash.

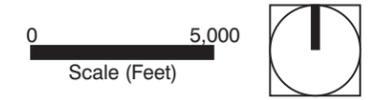
Existing SOI Land Use Designations (LA County General Plan)



LOS ANGELES COUNTY GENERAL PLAN LAND USE

Current General Plan	Community Plan
 LDR (1 to 6 du/ac)	 Industrial
 Major Commercial	 Transportation Corridor
 Major Industrial	Hacienda Heights Community Plan
 Open Space	 Industrial
 Transportation Corridor	 Public and Semi-Public Facilities
 Public and Semi-Public Facilities	

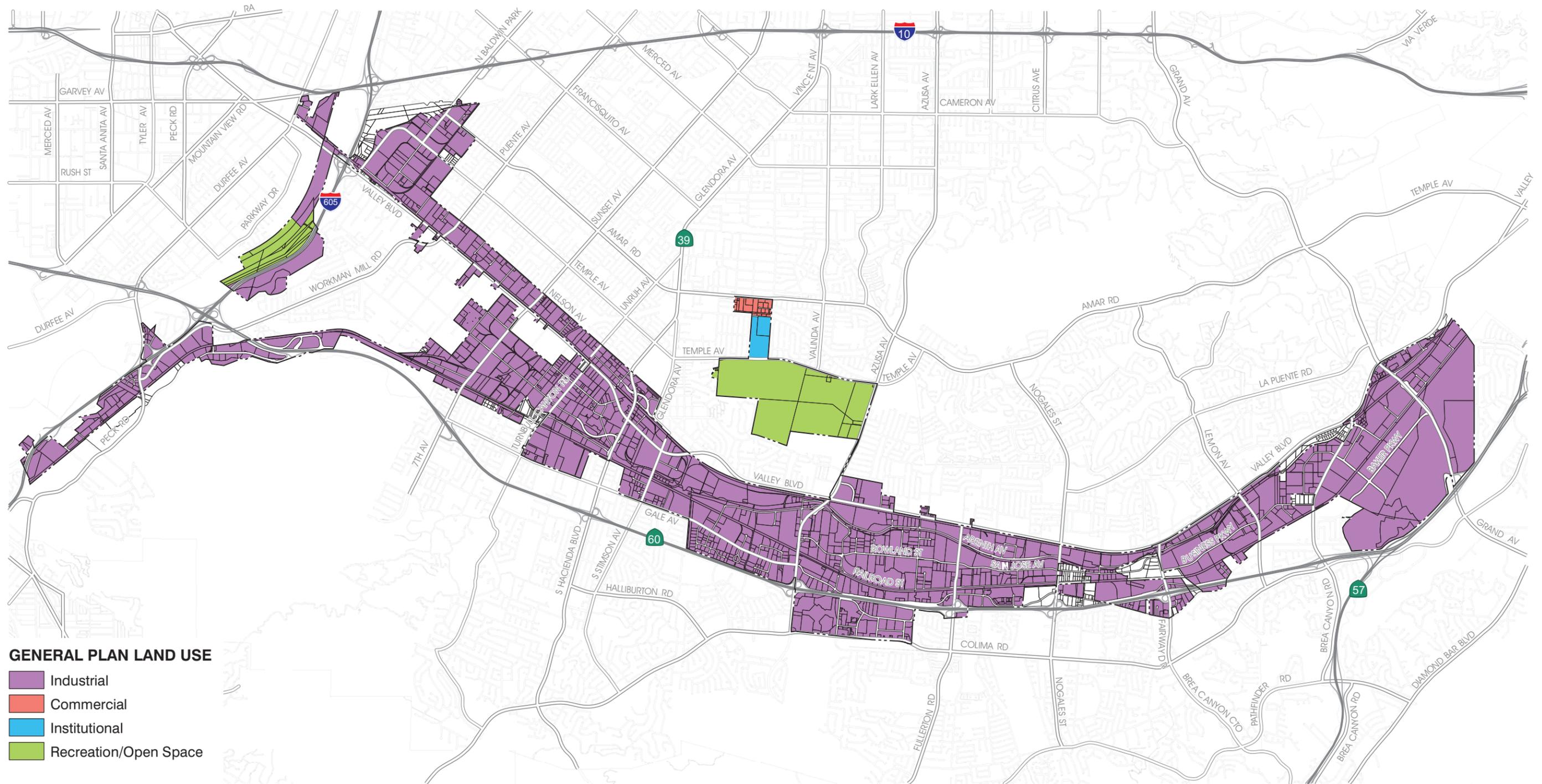
Note: Sphere of Influence (SOI)



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Current Land Use Plan



GENERAL PLAN LAND USE

- Industrial
- Commercial
- Institutional
- Recreation/Open Space

0 5,000
Scale (Feet)



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**Table 3-2
Existing General Plan Designations for Sphere of Influence**

<i>Land Use Designation</i>	<i>Acres</i>	<i>Percent of SOI</i>
LA County General Plan		
Low Density Residential (1–6 du/ac)	11.7	2.2%
Major Commercial	1.2	0.2%
Major Industrial	132.6	25.1%
Open Space	126.8	24.0%
Transportation Corridor	8.6	1.6%
Hacienda Heights Community Plan		
Light Industrial	28.0	5.3%
Public and Semipublic Facilities	2.8	0.5%
LA Community Plan		
Industrial	131.7	24.9%
Transportation Corridor	10.2	1.9%
Other		
Right-of-Way	75.5	14.3%
Total	529.1	100%

Redevelopment Areas

The City of Industry had four redevelopment areas, which were administered by the Industry Urban Development Agency (IUDA). IUDA was established by adoption of Ordinance No. 314 on May 13, 1971. These redevelopment plans applied standard redevelopment functions (e.g., property acquisition, property management, relocation assistance, demolition, rehabilitation, and property disposition and development) to each redevelopment area in conformance with the General Plan and Municipal Code.

However, in accordance with Assembly Bill x1 26, all redevelopment agencies in the state of California were dissolved as of February 1, 2012, including IUDA. As of this date, the City of Industry no longer has a redevelopment agency or the ability to use tax increment financing; the City will seek to achieve its economic and community development and redevelopment objectives through other means.

Existing Land Use Statistics

Table 3-3 lists the existing land uses within the City and SOI. As shown in Table 3-3, the City is currently home to 439 people and has 63,782 jobs; an additional 40 people and 4,959 jobs are within the City's SOI.



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**Table 3-3
Existing Land Use Statistics**

Land Use	City of Industry			Sphere of Influence (SOI)		
	Gross Acres	Dwelling Units	Square Footage	Acres	Dwelling Units	Square Footage ¹⁰
Residential Uses¹						
Single Family Detached (SFD)	16.3	51	NA	2.7	9	
Multifamily (MF)	1.3	8	NA	0		
Subtotal-Residential Uses	17.6	59	NA	2.7	9	
Business Uses						
Retail	457.5		8,815,179	27		352,836
Office	66.4		1,612,393	1.7		25,918
Hotel and Motels	19.3		521,000	4.6		140,263
Multiple Use ²	0		0	11.5		150,282
Light Industrial ³	1,479.3		28,507,273	46		701,316
Heavy Manufacturing ⁴	0		0	6.1		93,000
Open Storage	0		0	16.4		35,719
Warehousing and Distribution	2,385.7		51,263,909	183.3		3,593,046
Commercial Storage	11.5		288,423	8.6		187,308
Subtotal-Business Uses	4,419.7		91,008,177	305.2		5,279,688
Public Quasi-Public Uses						
Schools (Public and Private)	87.2		720,000	2.5		
Public Facility ⁵	94.3		390,714	0		
Religious Facilities	2.1		5,092	3.7		
Special Use ⁶	7.4		95,087	2.5		
Subtotal Public Quasi-Public Uses	191.0		1,210,893	8.7		
Open Space Uses						
Parks and Recreation ⁷	385.6		134,854	0		
Agricultural	0		0	0.1		
Subtotal-Open Space Uses	385.6		134,854	0.1		
Other Uses						
Transportation/Communication	125.4		144,189	31.6		275,299
Utilities ⁸						
Vacant Land	1,005.10		0	20.1		
Roads	799.7		0	75.5		
Railroads	474.1		5,822	20.8		
Water and Water Facilities ⁹	288.2		18,812	64.4		
Subtotal-Other Uses	2,692.5		168,823	212.4		
TOTAL	7,706.6	59¹³	92,522,747	529.1	9	5,554,987
Population¹¹ & Employment¹²		463 People	63,782 Employees		40 People	4,959 Employees

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**Table 3-3
Existing Land Use Statistics**

Land Use	City of Industry			Sphere of Influence (SOI)		
	Gross Acres	Dwelling Units	Square Footage	Acres	Dwelling Units	Square Footage ¹⁰
¹ Single Family Dwelling (SFD) includes mobile homes. Some SFD residential uses may not be designated on the existing land use map if the parcel contains other uses. Multifamily (MF) is two or more attached dwelling units, which are primarily townhomes in the City of Industry. The amount of MF residential is too small to report as a percentage. ² Multiuse is considered to be more than one type of use on a parcel, either vertical or horizontal. May include any combination of retail, office, and light industrial. ³ Includes light manufacturing, major assembly, and industrial services such as body shops, machine repair, etc. Also includes uses such as lumber mills/yards and food processing. ⁴ Includes industrial and manufacturing that involves processing raw materials, such as cement and asphalt production or chemical processing. For clarification, heavy manufacturing uses within the City are considered a component of the Light Industrial land use category; therefore, the 172.2 acres and 6,978,677 square feet of existing heavy manufacturing uses are included in the overall acreage of the Light Industrial land use category. ⁵ Includes such uses as police and fire stations, government offices, post office, school administration offices, and museums or other cultural facilities. ⁶ May include institutional uses such as nursing homes or may house facilities for nonprofit organizations. ⁷ Includes commercial recreation. ⁸ Includes a variety of uses related to transportation, including truck and bus terminals/yards but not railroads. Utilities such as transmission lines are included to the extent that they are not used for other activities such as nurseries or golf courses, in which case those areas are included in agriculture and open space uses, respectively. ⁹ Water bodies such as the San Gabriel River and the San Jose Creek channel are included in this category. ¹⁰ Floor Area Ratio (FAR) is estimated for the City of Industry's SOI based on aerial photographs. ¹¹ Population based on 2010 Census estimates of 3.78 persons per household, plus the 244-bed El Encanto Healthcare & Rehabilitation Center, and a stand-alone group quarter home located at the equestrian center. ¹² Square foot per employee assumptions obtained from the Southern California Association of Government's (SCAG) Employment Density Study Summary Report, October 31, 2001, by The Natelson Company (retail=450 square foot per employee, office=350 square feet/employee, big box retail=850 square feet/employee, manufacturing and assembly=950 square feet/employee, warehousing and distribution=1,500 square feet/employee, light industrial=800 square feet/employee). Employment for the Industry Business Center (IBC) was obtained from Table 5.11-6 of the IBC Environmental Impact Report, 2004. All other employment numbers estimated based on use permit data and direct contact. ¹³ The total number of dwelling units noted in this table includes the 51 SFD units, 6 MF units, 244-bed El Encanto Healthcare Center (which is counted as one unit), and 1 stand-alone group quarter home located the equestrian center.						



3.3.2 Description of the Project

Industry General Plan Update

The proposed project is the update of the City's General Plan. The General Plan Update is an opportunity to take a comprehensive look at the City as a system and in a regional context, to address contemporary conditions and laws, and to reflect the latest aspirations for the future of the community. The Industry General Plan Update would guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) within the City 25 years or more into the future. The General Plan Update involves a revision to the current land use map and all elements except Housing. It would guide growth and development within the City by designating land uses in the proposed land use map and through implementation of the goals and policies of the General Plan Update.

The General Plan Update would consist of the following elements, all of which, except the Housing Element, are proposed to be included in this comprehensive update: Land Use, Circulation, Resource Management (previously Open Space, Historic and Cultural, City Image, Scenic Highway, and Noise Elements), and Safety. As noted earlier, because the Housing Element was recently updated and is subject to specific laws and timeframes dictated by the state, it is not included in this comprehensive General Plan Update.

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While this DEIR fully complies with the requirements of CEQA and is based on a comparison of the proposed land use plan to existing land uses, the reader should bear in mind the following discussion.

It is important to note that the General Plan Update is a regulatory document that sets forth the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Based on the requirements of CEQA, a theoretical buildout of the General Plan land use map must be prepared based on a 'most-case' scenario – that is, full buildout of the City at the maximum levels allowed under the General Plan. However, this most-case scenario does not reflect actual development patterns, which frequently does not achieve maximum levels because of product design, tenant needs, site constraints, parking/loading areas, and landscaping. In addition, CEQA also requires that this most-case scenario be compared with existing conditions—that is what is on-the-ground and existing at the time of release of the Notice of Preparation—when determining potential impacts.

Except for the alternatives section of this DEIR (Chapter 7), this comparison does not account for the level of development that would be permitted under the existing regulatory framework (existing General Plan). This distinction is particularly important for the City of Industry because there is actually little change in buildout levels when compared to the existing General Plan. The impacts that would result in a comparison of what would be allowed under the existing General Plan and the proposed General Plan Update would be minimal, and in some cases would improve (e.g., there is more open space in the proposed General Plan than the existing General Plan).

It is also important to note that the City is largely built out and there is little vacant land (230 acres within the City) that does not already have an approved development project. Consequently, most of the projected growth in the most-case scenario comes from an assumed intensification (tear down and rebuild) of existing structures to a maximum level. While property improvement is encouraged and allowed under the General Plan Update, it is not realistic to assume that every existing building in the City will be torn down and intensified to maximum levels.

Proposed General Plan Land Use Designations

Table 3-4 describes the proposed General Plan land use designations and intensity standards. Each land use designation indicates a maximum level of development intensity. The building intensity is measured by FAR, a ratio of total net floor area of a building to the total lot area. FAR describes the intensity of the use on the site and not the building height or site coverage.

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**Table 3-4
Proposed Land Use Designations**

Land Use Designation¹	Allowable Use²	Max FAR³
Employment	<ul style="list-style-type: none"> • A variety of business and employment uses, including industrial manufacturing, assembly, printing, machining, milling, welding, research and development, distribution, warehousing, and storage and supporting office uses • The uses permitted in the Commercial Land Use Designation when zoned appropriately 	<ul style="list-style-type: none"> • 0.5 FAR
Commercial	<ul style="list-style-type: none"> • A mixture of commercial retail, service, tourist-serving, professional office, medical, entertainment, fitness, and dining uses • The uses permitted in the Employment Land Use Designation when zoned appropriately 	<ul style="list-style-type: none"> • Commercial and retail uses: 0.5 FAR • Office uses: 1.0 FAR
Recreation/ Open Space	<ul style="list-style-type: none"> • Commercial recreation, such as golf courses, resorts, equestrian facilities, exposition centers • Nurseries • Parks • Trails and bikeways • Indoor and outdoor recreational facilities • Open space • Interpretive centers • Waterways and flood control channels 	<ul style="list-style-type: none"> • NA
Institutional	<ul style="list-style-type: none"> • Public schools (K–12) and school offices and maintenance facilities • Publicly owned and maintained facilities, including civic centers, governmental institutions and facilities, post offices, museums, transportation facilities, and libraries 	<ul style="list-style-type: none"> • NA

¹ Existing zoning designations and land use patterns were taken into consideration when developing the proposed land use designations.

² Railways, roadways, waterways, utilities, and flood control channels are accommodated within each land use designation.

³ When more than one parcel shares common parking, landscape, access, and maintenance, the maximum FAR is determined based on the perimeter of an entire project. This means that individual parcels within the project may exceed the maximum FAR as long as the FAR for the entire project complies with the maximum FAR.



Figure 3-6, *Proposed Land Use Plan*, shows the proposed land use designations of the General Plan Update. Table 3-5 lists the estimated theoretical buildout (post-2035 scenario) statistics of the proposed land use plan. Assuming a theoretical buildout (post-2035 scenario) of the land use plan, the City of Industry (not including the SOI) is projected to accommodate approximately 91,086,436 square feet of employment uses, 11,851,027 square feet of commercial uses, 238.9 acres dedicated to institutional purposes, and 101,931 jobs, as shown in Table 3-5. Although there is no residential land use designation, the proposed General Plan Update would allow for existing single- and multifamily homes, the 244-bed El Encanto Healthcare & Rehabilitation Center, and the single group quarter home located at the equestrian center to remain as legal non-conforming uses. The proposed General Plan Update would also allow for 794.1 acres of recreation and open space and 799.7 acres of public street rights-of-way.

As shown in Table 3-5, theoretical buildout of the SOI would accommodate 7,042,067 square feet of employment uses, 26,136 square feet of commercial uses, and 6,076 jobs. It would also allow for 46.5 acres of recreation and open space and 75.5 acres of public street rights-of-way.

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The estimated daily population at theoretical buildout of the City of Industry would be approximately 102,394. This includes the total number of residents (463) associated with the 59 existing residences (57 dwelling units and 2 group homes) and the total number of jobs (101,931) in the City (see Table 3-5). The estimated daily population of the SOI would be approximately 6,076 at full theoretical buildout of the proposed land use plan, which equals the total number of jobs in the SOI.

Basis for Analysis of this DEIR

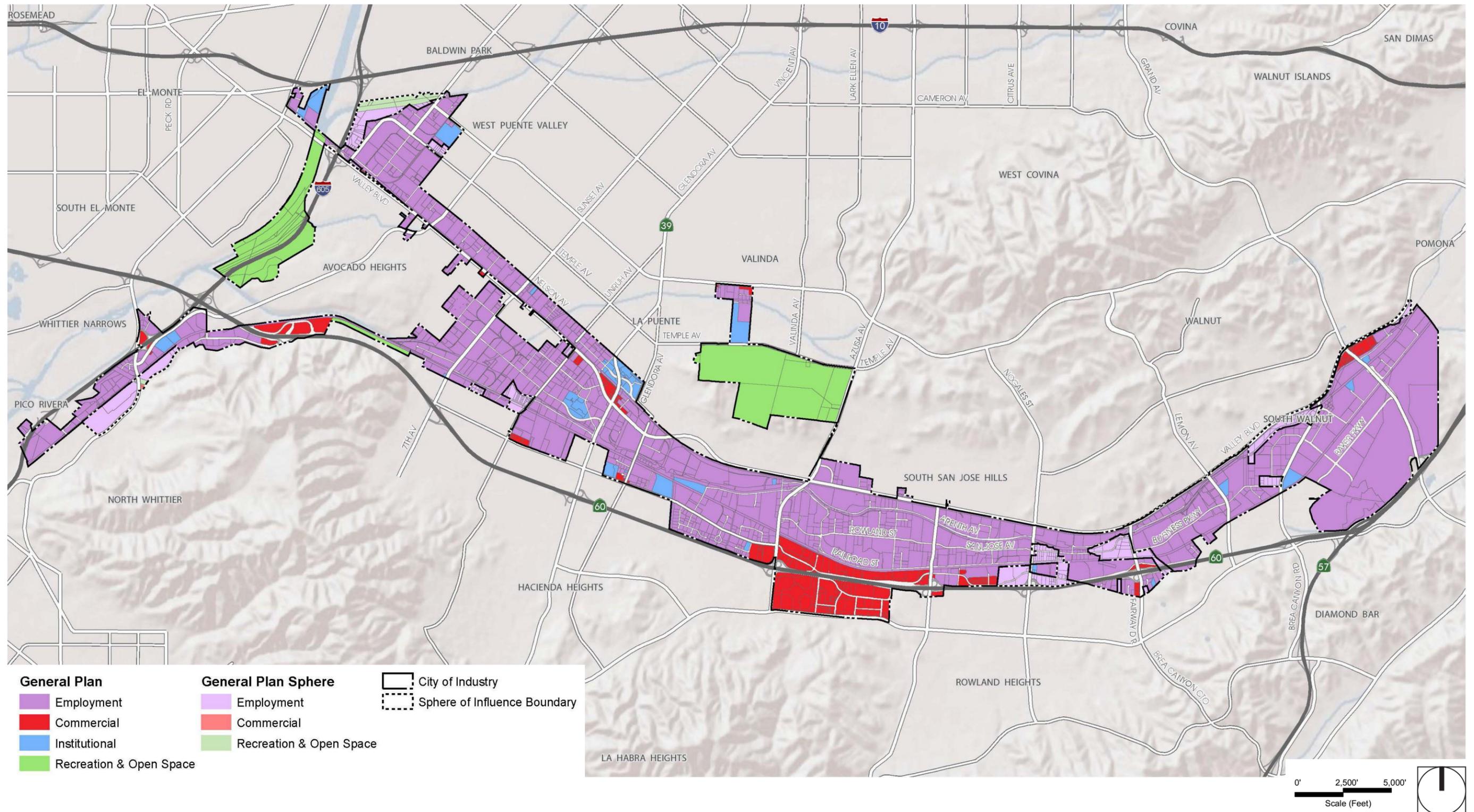
It should be noted that for the purpose of the findings and conclusions contained in the various topical sections of Chapter 5, *Environmental Analysis*, and in the alternatives outlined in Chapter 7, *Alternatives*, of this DEIR, the analysis was based on a slightly greater total quantity of non-residential square footage, jobs, and daily population within the City. More specifically, the analysis, findings, and conclusions contained in the DEIR were based on the following:

- **City of Industry (not including the SOI):** A total non-residential square footage of 104,723,546, which included approximately 91,659,546 square feet of employment uses, 12,543,000 square feet of commercial uses, and 521,000 square feet of recreation and open space uses; 794.1 acres of recreation and open space uses; 132.7 acres dedicated to institutional purposes; 103,639 jobs; and a daily population of 104,102.
- **SOI:** Same square footages and acreages as provided in Table 3-5.
- **City of Industry (including the SOI):** A total non-residential square footage of 111,791,750, which included approximately 98,701,614 square feet of employment uses, 12,569,136 square feet of commercial uses, and 521,000 square feet of recreation and open space uses; 840.6 acres of recreation and open space uses; 132.7 acres dedicated to institutional purposes; 109,715 jobs; and a daily population of 110,178.

Subsequent to the preparation of the detailed technical analysis contained in Chapters 5 and 7 and in the various stand-alone technical studies (e.g., air quality, noise and traffic studies) provided in the appendices of this DEIR, the City made some minor revisions to the land use plan (Figure 3-6, *Proposed Land Use Plan*) and overall statistical land use square footages and acreages provided in Table 3-5. More specifically, the City decreased the total square footages for the commercial and employment land uses, and increased the acreage of the institutional land uses. These changes lead to an overall reduction of jobs and daily population.

For these reasons, the analysis contained in Chapter 5 and the various stand-alone technical studies of this DEIR is conservative, as it included a greater quantity of more intensive non-residential land uses (commercial and employment) and jobs, and a lower quantity of less intensive non-residential land uses (institutional). For example, commercial and employment uses generate a greater number of vehicle trips than institutional uses would, which in turn would lead to increased air quality, greenhouse gas emission, noise, and traffic impacts. Therefore, no revisions were made to the analysis, findings, and conclusions contained in this DEIR subsequent to the revisions to the land use plan and statistical land use square footages and acreages that were undertaken by the City.

Proposed Land Use Plan



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**Table 3-5
Estimated Theoretical Buildout Statistics of Proposed Land Use Plan**

Land Use Designation	City of Industry				Sphere of Influence (SOI)				Total		
	Gross Acres	FAR	Square Footage	Jobs	Acres	FAR	Square Footage	Jobs	Acres	Square Footage	Jobs
Commercial	523.7		11,851,027	21,665	1.2		26,136	58	524.9	11,877,163	21,723
Employment	5,350.2		91,086,436	79,211	405.9		7,042,067	6,018	5,756.1	98,128,503	85,230
Recreation and Open Space	794.1		521,000	450	46.5		NA	NA	840.6	521,000	450
Institutional	238.9		NA	605	NA		NA	NA	238.9	NA	605
Street Right-of-Way	799.7	NA	NA	NA	75.5	NA	NA	NA	875.2	NA	NA
TOTAL	7,706.6		103,458,463	101,931⁶	529.1		7,068,203	6,076	8,235.7	110,526,667	108,008
RESIDENTIAL			59 Units⁷	463 People⁸			0	0		59 Units	463 People

Notes: GH = group home; NA = not applicable; FAR = floor area ratio

¹ Includes light manufacturing, major assembly, and industrial services such as body shops, machine repair, etc. Also includes uses such as lumber mills/yards and food processing.

² Single Family Dwelling (SFD) includes mobile homes. Multifamily (MF) is two or more attached dwelling units

³ Water bodies such as the San Gabriel River and the San Jose Creek channel are included in this category.

⁴ Includes such uses as police and fire stations, government offices, post office, school administration offices, and museums or other cultural facilities.

⁵ Includes a variety of uses related to transportation, including truck and bus terminals/yards but not railroads. Utilities such as transmission lines are included to the extent that they are not used for other activities such as nurseries or golf courses, in which case those areas are included in agriculture and open space uses, respectively.

⁶ Jobs totals calculated from employment square footage. Square foot per employee assumptions obtained from the Southern California Association of Government's (SCAG) Employment Density Study Summary Report, October 31, 2001, by The Natelson Company (retail=450 square feet per employee, office=350 square feet/employee, big box retail=850 square feet/employee, manufacturing and assembly=950 square feet/employee, warehousing and distribution=1,500 square feet/employee, light industrial=800 square feet/employee). Employment for the Industry Business Center (IBC) was obtained from Table 5.11-6 of the IBC Environmental Impact Report, 2004. All other employment numbers estimated based on use permit data and direct contact.

⁷ The total number of dwelling units noted in this table includes the 51 SFD units, 6 MF units, 244-bed El Encanto Healthcare & Rehabilitation Center (which is counted as one unit), and stand-alone group quarter home located the equestrian center. The residential units existing in Industry are assumed to remain through the life of this plan. The acres these residences consume are accounted for in the adjusted buildout factors.

⁸ Population based on 2010 Census estimates of 3.78 persons per household, plus the 244-bed El Encanto Healthcare & Rehabilitation Center, and a stand-alone group quarter home located at the equestrian center.

3. Project Description

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3. Project Description

Proposed General Plan Policies

Table 3-6 includes all of the proposed policies for each of the elements included in the General Plan Update. These policies are meant to govern the development and growth decisions of the City.

Policy No.	Policies
Land Use Element	
LU1-1	Accommodate business and employment uses as the primary land use.
LU1-2	Permit limited ancillary uses on industrial sites, such as limited office use and showrooms, as necessary to support basic industrial activities.
LU2-1	Focus retail commercial land office uses near major intersections and areas of high visibility.
LU2-2	Attract the establishment and continuation of businesses that bring new jobs and improve sales tax revenues, particularly those that increase the City's share of growing sectors of the regional and global economy. Encourage businesses that contribute to a professional environment and enhance the overall value of the City of Industry as a place to conduct business.
LU2-3	Encourage the consolidation of smaller lots and large industrial lots to be occupied by a single tenant as opposed to multiple tenants.
LU2-4	Discourage uses that do not contribute to the sales tax base or promote a professional atmosphere, such as pawn shops, adult entertainment and product stores, massage parlors, medical marijuana dispensaries, bars, check-cashing outlets, scrap metal yards, and tattoo parlors.
LU2-5	<p>Maximize the competitive advantage of locating a business in the City of Industry by:</p> <ul style="list-style-type: none"> • Constructing and maintaining adequate infrastructure and services. • Utilizing all available economic development tools. • Conducting business development programs such as the Human resources, Management Operations, and Executive training luncheons and job fair. • Supporting the Industry Manufacturers Council and its role in spearheading programs such as the yearly business directory, website, and newsletter. • Investing in activities and programs that advertise and promote Industry as a quality and desirable location for business. • Continuously improve communication with the business community and emphasize service to existing businesses.
LU2-6	Support the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction programs.
LU3-1	Minimize impacts (including noxious fumes, air pollutants, excessive noise, and hazardous materials) to non-business uses through the use of land use regulations, site planning, and design controls.
LU3-2	Support the surrounding population through the sponsorship and/or provision of education- and community-building programs.
LU4-1	Maintain clear development standards but allow flexibility in their application to achieve the Vision.
LU4-2	Allow flexibility in the application of development standards for those uses that support the Vision and when necessary to minimize the impacts on surrounding land uses.
LU5-1	Maintain a high quality appearance and functionality of public lands, properties, and rights-of-way, including sidewalks, street trees/landscaping, curbs, and street lighting.
LU5-2	Design new and, when necessary, retrofit existing streets and public rights-of-way to maintain a high quality, professional appearance.
LU5-3	Prohibit outside storage and mechanical equipment that is visible from the street.
LU5-4	Maintain a professional appearance on private lands through application of standards that address landscape, building, and signage treatments.



3. Project Description

**Table 3-6
General Plan Policies**

Policy No.	Policies
Circulation Element	
C1-1	Roadways in the City of Industry will: <ul style="list-style-type: none"> • Comply with federal, state, and local design and safety standards • Meet the needs of multiple transportations modes and users • Reflect the context and desired character of the surrounding land uses • Be maintained in accordance with best practices and City standards
C1-2	Maintain a peak-hour LOS D at intersections identified on the Roadway Classification Plan.
C1-3	Maintain and rehabilitate the circulation system as necessary and as funding is available, with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service.
C1-4	Ensure that the location, intensity, and timing of development are consistent with the provision of adequate transportation infrastructure.
C1-5	Coordinate with Caltrans, SCAG, neighboring jurisdictions, and others to identify, fund, and implement needed improvements to roadways identified in the roadway classification plan.
C2-1	Maintain a multimodal system of trails that connect businesses, schools, and other key destination points.
C2-2	Provide and designate off-street multipurpose sidewalks and trails as the primary paths of bicycle travel.
C2-3	Upgrade roadways as necessary to the required street section standards through the development review process or as public funding permits.
C2-4	Explore opportunities to expand the pedestrian and bicycle networks. This includes consideration of utility easements, drainage corridors, road rights-of-ways, and other potential options.
C2-5	Encourage and facilitate the use of public transportation to reduce emissions associated with the use of automobiles.
C2-6	Maintain a proactive working partnership with Metro and Foothill Transit to ensure the continued improvement of transit services provided to the City of Industry. Encourage the extension of Metro and/or Foothill Transit service lines to provide a direct stop at the Industry Metrolink Station.
C2-7	If dictated by Metro or Foothill Transit, require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts.
C2-8	Encourage the development and expansion of the Metro Rail Gold Line, Metrolink, and high-speed rail systems that would enhance regional mobility in Southern California and serve the City of Industry.
C3-1	Encourage the use of ride sharing and public transit for persons employed in the City to reduce traffic congestion and the need for off-street parking in the City.
C3-2	Help identify and implement feasible solutions to long-term regional transportation problems.
C3-3	Coordinate with the railroads, Caltrans, ACSG, Metro, ACE, and other transportation agencies when necessary to design, fund, and complete regional projects.
C3-4	Work with Caltrans, the Metro, and surrounding jurisdictions to implement the RTP, Master Plan of Arterial highways, and CMP.
C4-1	Continue to design public roadways to accommodate trucks.
C4-2	Continue to coordinate with the rail companies to provide for efficient rail service that minimizes impacts on the local street system.
C4-3	Continue to pursue grade separation for railroad crossings on designated streets.
Resource Management Element	
RM1-1	Work with local water providers to construct, maintain, and upgrade our water supply, transmission, storage, and treatment facilities to support existing and new development.
RM1-2	Encourage the use of recycled water.
RM1-3	Encourage the conservation of water resources through the use of drought-tolerant plants and water-saving irrigation systems.
RM1-4	Require the control and management of urban runoff, consistent with Regional Water Quality Control Board and Los Angeles County MS4 Permit regulations.

3. Project Description

**Table 3-6
General Plan Policies**

Policy No.	Policies
RM1-5	Seek and pursue the most efficient and cost-effective means of implementing NPDES permit requirements. Allow new development projects to creatively implement NPDES standards and requirements.
RM1-6	Encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.
RM1-7	Protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban runoff, and recharge the aquifer. Cooperate with federal, state, and local agencies that are charged with improving water quality in the region.
RM1-8	Require the management of wastewater discharge and collection consistent with requirements adopted by the Regional Water Quality Control Board.
RM2-1	Comply with state building codes relative to indoor air quality.
RM2-2	Support efforts to reduce pollutants to meet State and Federal Clean Air Standards.
RM2-3	Collaborate with the CARB and other agencies within the South Coast Air Basin to improve regional air quality and achieve GHG reduction targets
RM2-4	Prohibit siting of sensitive land uses within distances defined by CARB unless sufficient mitigation is provided.
RM3-1	Cooperate with regional efforts to upgrade the resource and recreational value of the San Gabriel River.
RM3-3	Explore opportunities to maximize the recreational value, use, and access of the areas designated for recreation and open space of the land use plan.
RM3-4	Require property owners to establish and maintain private landscaped areas as directed in the municipal code.
RM3-5	Continue the City's street planting and tree maintenance programs.
RM4-1	Meet or exceed AB 939 requirements.
RM4-2	Prohibit the disposal of hazardous and electronic waste into the municipal waste stream.
RM5-1	Continue to support and enhance the Workman and Temple Family Homestead Museum.
RM5-2	Support the proper handling and documentation of historically or archaeologically significant sites, burial sites, and objects that may be discovered.
RM5-3	Comply with federal and state requirements when considering nominations for or modifications to resources of significant historical or cultural merit.
RM5-4	Continue to honor the heritage of the City on Industry.
Safety Element	
S1-1	Require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.
S1-2	Conform to state law regarding unreinforced masonry structures.
S1-3	Cooperate and coordinate with public and quasi-public agencies to assure seismically strengthened or relocated facilities and other appropriate measures to safeguard water, electricity, natural gas, and other transmission and distribution systems.
S2-1	Coordinate with the LACFCD to ensure that updated and effective master drainage plans are implemented in a timely fashion for the short- and long-term protection of the community.
S2-2	Cooperate in securing FEMA map amendments recognizing the appropriate redesignation of flood plains within the City boundaries.
S2-3	Comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year flood zone unless all standards of elevation, flood proofing, and storage have been implemented to the satisfaction of the Engineering and Planning Departments.
S3-1	Comply with and enforce applicable building codes when reviewing plans and issuing building permits.
S3-2	Cooperate with County of Los Angeles to conduct long-range fire safety planning, including enforcement of stringent building, fire, subdivision, and other municipal code standards.
S3-3	Support area-wide mutual aid agreements and communication links with Los Angeles County authorities and other participating jurisdictions.



3. Project Description

**Table 3-6
General Plan Policies**

Policy No.	Policies
S4-1	Coordinate with the LACFD to identify and enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport.
S4-2	Require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases.
S4-3	Discourage new sensitive land uses from locating near existing sites that use, store, or generate large quantities of hazardous materials.
S5-1	Coordinate and support the County OEM in preparing and implementing the OAERP.
S6-1	Coordinate with Caltrans, San Gabriel Valley Council of Governments, Southern California Association of Governments, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of transportation and land use plans to minimize noise impacts and provide appropriate mitigation measures.
S6-2	Address noise impacts through the effective enforcement of the noise ordinance, project and environmental review, and compliance with state and federal noise standards.
S6-3	Consider the noise levels likely to be produced by any new businesses or substantially expanded business activities locating near existing noise-sensitive uses such as schools, community facilities, and residences as well as adjacent to established businesses involving vibration-sensitive activities.

3.4 INTENDED USES OF THE EIR

This is a Program EIR that examines the potential environmental impacts of the proposed General Plan Update. This DEIR is also being prepared to address various actions by the City and others to adopt and implement the General Plan Update. It is the intent of the DEIR to enable the City of Industry, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are:

Lead Agency	Action
City of Industry Planning Commission	<ul style="list-style-type: none"> • Recommendation to City Council to adopt the Industry General Plan Update and certify the EIR. • Recommendation to City Council to adopt any ordinances, guidelines, programs or other mechanisms that implement the Industry General Plan Update.
City of Industry City Council	<ul style="list-style-type: none"> • Adoption of the Industry General Plan Update. • Certification of EIR • Adoption of any ordinances, guidelines, programs, or other mechanisms that implement the Industry General Plan Update. • Adoption of programs or other actions that implement the Industry General Plan Update.