

5.1 AESTHETICS

This section of the Draft Environmental Impact Report (DEIR) describes the existing landform and aesthetic character of the project area and discusses the potential impacts to the visual character of the City of Industry and its Sphere of Influence (SOI) (together referred to as the City) from implementation of the City of Industry General Plan Update. This section includes a discussion of the qualitative aesthetic characteristics of the existing environment that would be potentially degraded by the project's implementation and the consistency of the project with established relevant visual resources policies.

5.1.1 Environmental Setting

Methodology Approach

The evaluation of aesthetics and aesthetic impacts is highly subjective. It requires the application of a process that objectively identifies the visual features of the existing environment and their importance. The characterization of aesthetics involves establishing the existing visual characteristics—including visual resources and scenic vistas—unique to the City. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics) viewing points/locations, and existing light and glare (e.g., nighttime illumination). Changes to the existing aesthetic environment from implementation of the General Plan Update are identified and qualitatively evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. It should be noted, however, that there are no locally designated or defined standards or methodologies for the assessment of aesthetic impacts. The project-related impacts are compared to the existing setting, using the threshold criteria discussed in Section 5.1.3, *Thresholds of Significance*.

Potential land use effects of the proposed General Plan Update on surrounding land uses are considered in the discussion of land use compatibility in Section 5.9, *Land Use and Planning*.

Visual Setting

Regional

The City 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.

Local

As shown in Figure 3-2, *Aerial Photograph*, Industry is approximately 14 miles long, generally stretching from Interstate 605 (I-605) on the west to State Route 57 (SR-57) on the east, and approximately one-half mile wide. 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.



5. Environmental Analysis

AESTHETICS

Character and Land Use

The City encompasses approximately 7,706 acres and consists of mostly commercial-industrial uses. The City can be divided into generalized areas, as shown in Figure 3-2, *Aerial Photograph*, and described in detail in Section 4.3, *Local Environmental Setting*, of Chapter 4, *Environmental Setting*. Individual land uses found in the City are shown in Figure 3-3, *Existing Land Uses*.

Landform and Topography

The City is in the Peninsular Ranges Geomorphic Province, a series of mountain ranges separated by northwest-trending valleys, which characterizes the southwest portion of California. More specifically, the City is primarily located along the eastern margin of the San Gabriel River Valley in the eastern Puente Hills, an east-to-west-trending range of hills that separates the Los Angeles Basin to the south from the San Gabriel Valley to the north. Most of Industry lies in the alluvial valley formed by San Jose Creek, which separates the Puente Hills on the south from the San Jose Hills to the north. Elevation ranges from approximately 20 feet above mean sea level (amsl) in the western portion of the City near the San Gabriel River to approximately 912 feet amsl in the eastern portion.

The large vacant site in the eastern City limits consists of a series of rolling hills between two small valleys, the Puente Valley with San Jose Creek immediately to the north and the small valley formed by Diamond Bar Creek to the south. These hills are thought to be part of the Puente Hills formation.

Visual Resources

Except for its eastern end, the City is almost completely built out and is in a highly developed, urban/suburban area of eastern Los Angeles County. The 592-acre site at the eastern limits of the City (see Figure 3-2, *Aerial Photograph*), known as the Industry Business Center (IBC), is currently vacant land and consists of low rolling hills primarily covered with nonnative annual grassland, remnant Riversidian sage scrub, purple needlegrass and mulefat scrub, and limited riparian communities along Diamond Bar Creek on the southern boundary. Although this site has been historically used for grazing cattle, sheep, or goats, it is only occasionally used for that purpose currently.

An area of the City with a vastly different character is Industry Hills, a former landfill site, located north of Valley Boulevard and west of Azusa Avenue (see Figure 3-2). This area is 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.

Scenic Vistas and Corridors

The Puente Hills border the City to the south and the San Gabriel Mountains are approximately seven miles to the north of the City; both offer scenic vistas for portions of the City. The Puente Hills, which form a portion of the City's southwestern boundary, are a chain of hills in an unincorporated area in eastern Los Angeles County. They lie to the south of the San Gabriel Valley and SR-60, to the east of I-605, to the north of Whittier Boulevard, and to the west of the cities of Diamond Bar and Chino Hills.

The City is served by four freeways: I-10, I-605, SR-57, and SR-60 (see Figure 3-1, *Regional Location*). I-10 touches a small portion of the northwestern City boundary. I-605 forms the western City boundary. SR-57 forms the eastern City boundary. SR-60 traverses the southern portion of the City in an east–west direction and also serves as the southern boundary. Although there are no officially designated state scenic highways in the City, the portion of SR-57 that runs south from Industry city limits through the Puente Hills and into Orange County is an eligible state scenic highway (Caltrans 2010). Portions of the undeveloped IBC site in eastern Industry may be within the viewshed of this eligible state scenic highway.

Light and Glare

The majority of the City is built out and consists mostly of commercial-industrial uses, with some scattered residential uses. Sources of light and glare exist within the confines of the City, including building (interior and exterior), security, sign illumination, and parking-area lighting. Other sources of nighttime light and glare include street lights and vehicular traffic along surrounding roadways. Additionally, a significant amount of ambient lighting from surrounding communities and roadways also exists.

Regulatory Setting

Local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

City of Industry Municipal Code

The City of Industry Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City’s General Plan and proposed development projects. The following provisions from the City’s Municipal Code help minimize visual and light and glare impacts associated with new development projects and are relevant to the proposed project.

- **Title 1 (General Provisions), Chapter 1.3 (Public Nuisances), Section 1.30.040 (Public Nuisances Designated).** Outlines the parameters for declaring a private property within the City a public nuisance and the guidelines for preventing such properties from becoming a public nuisance.
- **Title 15 (Buildings and Construction), Chapter 15.32 (Sign Regulations).** Establishes development standards for signs within the City, including requirements for type, lighting, and location. For example, Section 15.32.070 (Material, Design, Construction and Maintenance Standards) requires that illumination from or upon any sign must be shaded, shielded, directed, or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties.
- **Title 17 (Zoning), Chapter 17.12 (Commercial Zone), Section 17.12.050 (Regulations).** Requires that the architectural and general appearance of all commercial buildings and grounds be in keeping with the character of the neighborhood so as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located.
- **Title 17 (Zoning), Chapter 17.16 (Industrial Zone), Section 17.16.026 (Special Industrial Zone Development Standards).** Requires that outdoor lighting be shielded to direct light and glare only onto the facility premises. Said lighting and glare is required to be deflected, shaded, and focused away from all adjoining property. Also requires that outdoor lighting not exceed an intensity of one foot-candle of light throughout the facility.



5. Environmental Analysis

AESTHETICS

- **Title 17 (Zoning), Chapter 17.36 (Design Review), Section 17.36.020 (Development Plan Review Required).** No person shall construct any building or structure, or relocate, rebuild, alter, enlarge, or modify any existing building or structure until development plans therefore have been reviewed and approved in accordance with this chapter, and no building permit for any such activity shall be issued until such development plans have been reviewed and approved in accordance with this chapter, and the building permit is based upon building plans which are in substantial compliance with the approved development plans.

- **Title 17 (Zoning), Chapter 17.36 (Design Review), Section 17.36.060 (Standard of Review and Development Guidelines).** Contains extensive development guidelines for the purpose of encouraging good professional design practices that will enhance the beauty, livability, and prosperity of the community and result in high-quality development, including but not limited to:
 - New development or the alteration or enlargement of existing development shall be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which the development is located.
 - The location, configuration, size and design of buildings and structures shall be visually harmonious with their sites and with the surrounding sites, buildings and structures.
 - Architectural treatment shall be provided for buildings. Variety in the design of buildings, structures and grounds and the use of architectural treatment to achieve such variety shall be required to avoid monotony in the external appearance.
 - Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area.
 - Architecture and landscaping areas shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive.
 - All mechanical equipment, towers, chimneys, roof structures, radio and television masts, and all other mechanical equipment external to the main or accessory structures shall be screened from public view.
 - The design of accessory structures, fences and walls shall be harmonious with the principal building and other buildings on the site.

- **Title 17 (Zoning), Chapter 17.36 (Design Review), Section 17.36.080 (Standard Conditions of Approval).** Contains—among other things—a specification for professionally designed landscaping for all projects and the requirement for all street lights installed along the street frontage of a development to be annexed into the appropriate Los Angeles County Lighting Maintenance District.

The City also has Standards and Requirements of Landscape and Irrigation Plans that would guide the design of landscaping plans submitted for development and redevelopment projects. Additionally, the City's *Guide for New and Rehabilitated Development* contains general design guidelines (e.g., architectural treatment and structure materials; location, configuration, size and design of buildings) and standards (e.g., maximum building height, minimum landscaping) that address the aesthetic aspects of new and rehabilitated development projects (Industry 2010).

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- AE-3 Substantially degrade the existing visual character or quality of the site and its surroundings.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

5.1.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.1-1: FUTURE DEVELOPMENT THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE WOULD NOT SUBSTANTIALLY ALTER OR DAMAGE SCENIC VISTAS OR RESOURCES IN THE CITY OR ALONG A STATE SCENIC HIGHWAY. [THRESHOLDS AE-1 AND AE-2]

Impact Analysis: Except for its eastern end, which consists of the 592-acre IBC site, the City is almost completely built out and is in a highly urbanized area of eastern Los Angeles County. There are few areas of undeveloped land in the City. However, future development (e.g., infill development, redevelopment, and revitalization/restoration) that would be accommodated by the General Plan Update could affect scenic vistas and/or resources in the City. The Puente Hills border the City to the south and the San Gabriel Mountains are approximately seven miles to the north of the City. These mountainous features are the predominant natural and visual resource in the project area, and both offer scenic vistas for portions of the City. Additionally, the 592-acre IBC site at the eastern limits of the City is currently vacant land and consists of low rolling hills and some natural vegetation. Furthermore, the Industry Hills area in the northern portion of the City is 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.

As noted above, except for its eastern end, the City is almost completely built out and is in a highly urbanized area of eastern Los Angeles County. The majority of the development potential of the General Plan Update would concentrate on redevelopment efforts of underutilized parcels and the replacement, expansion, or refurbishment of existing development in other areas of the City. Therefore, implementation of the General Plan Update would not introduce a substantial amount of new development that would damage or alter scenic vistas of the Puente Hills or San Gabriel Mountains.

The existing scale and design of the City, as well as its land uses, complement and do not deter from the backdrop scenery of the Puente Hills or San Gabriel Mountains. The height of the Puente Hills and San Gabriel Mountains also ensure that they will remain a scenic backdrop to Industry and surrounding communities without detriment from future development that would be accommodated by the General Plan Update. Furthermore, future development and/or redevelopment activities would be controlled by the design standards and guidelines outlined in the City’s Municipal Code, such as the placement of buildings and structures; the design of setback areas; and landscaping and architectural design parameters.



5. Environmental Analysis

AESTHETICS

As noted above, the 592-acre IBC site at the eastern limits of the City is currently vacant land and consists of low rolling hills. These hills serve as a visual resource within Industry and to the surrounding communities of Diamond Bar and Walnut. However, the IBC site is zoned Industrial (M) with a Planned Development Overlay, and the current and proposed General Plan land use designations of the site are Industrial and Employment, respectively. The site has approved plans for development and would eventually be developed. Development plans for the IBC site have been previously analyzed under separate EIRs, which concluded that impacts to visual resources or vistas would not be significant with implementation of Project Design Features outlined in those EIRs.

The current General Plan land use designation of the area that encompasses the Pacific Palms Resort and Conference Center is Recreation and Open Space, and the area encompassing the California Country Club golf course in the western end of the City is designated as Industrial (see Figure 3-5, *Current Land Use Plan*). Under the General Plan Update, the land use designation of the Pacific Palms Resort and Conference Center area would remain the same and the land use designation of the California Country Club golf course would be changed to Recreation and Open Space (see Figure 3-6, *Proposed Land Use Plan*). Additionally, the golf courses, landscaped areas, and hilly and wooded areas that make up part of the Pacific Palms Resort and Conference Center area and the golf course and landscaped areas of the private golf course on the western end of the City would remain in their current condition. Therefore, these areas of Industry would continue to provide an aesthetically pleasing visual resource for Industry and surrounding communities.

Although there are no eligible or officially designated state scenic highways in the City, the portion of SR-57 that runs south from the eastern end of the Industry city limits through the Puente Hills and into Orange County is an eligible scenic highway in the State of California (Caltrans 2010). Portions of the undeveloped IBC site in eastern Industry may be within the viewshed of this eligible state scenic highway. However, as noted above, the IBC site has approved plans for development and the site will not always remain vacant and undeveloped.

As demonstrated above, implementation of the General Plan Update would not have a substantial adverse impact on scenic vistas or resources.

IMPACT 5.1-2: FUTURE DEVELOPMENT THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE WOULD ALTER THE VISUAL APPEARANCE OF SOME PORTIONS OF THE CITY, BUT WOULD NOT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE CITY AND ITS SURROUNDINGS. [THRESHOLD AE-3]

Impact Analysis: Except for its eastern end, the City is almost completely built out and is in a highly urbanized area of eastern Los Angeles County. The overall visual character of the City is an urban-industrial built environment. The predominant land use in the City is industrial, leading to large areas with many manufacturing and warehousing businesses. Areas of undeveloped land are mostly in eastern Industry (592-acre IBC site), with some smaller vacant parcels scattered throughout the City. Recreational open spaces with landscaped vegetation, such as golf courses, are also present in northern (Pacific Palms Resort and Conference Center) and western Industry (California Country Club golf course).

The majority of the development potential of the General Plan Update would concentrate on redevelopment efforts of underutilized parcels and the replacement, expansion, or refurbishment of existing development in the urbanized areas of the majority of the City. Concentrating redevelopment efforts through revitalization of underutilized areas in the City would result in an improvement in the existing visual quality of these areas by reinvigorating business investment in the community. Implementation of the General Plan Update would not introduce a substantial amount of new development that would alter the visual character or quality of the City.

5. Environmental Analysis

AESTHETICS

Under the policies of the Land Use and Resource Management Elements, the City would also take the following actions to reduce aesthetic impacts of potential developments:

- Allow flexibility in the application of development standards for those uses that support the Vision and when necessary to minimize impacts on surrounding uses (LU4-2).
- Maintain a high quality appearance and functionality of public lands, properties, and rights-of-way, including sidewalks, street trees/landscaping, curbs, and street lighting (LU5-1).
- Design new and, when necessary, retrofit existing streets and public rights-of-way to maintain a high quality, professional appearance (LU5-2).
- Prohibit outside storage and mechanical equipment that is visible from the street (LU5-3).
- Maintain a professional appearance on private lands through application of standards that address landscape, building, and signage treatments (LU5-4).
- Require property owners to establish and maintain private landscaped areas as directed in the municipal code (RM3-4).
- Continue the City's street planting and tree maintenance programs (RM3-5).

Additionally, the City's Municipal Code contains design and development standards and guidelines that would be applicable to development and redevelopment activity associated with implementation of the General Plan Update. All future development activities would be controlled by the design standards and guidelines outlined in the City's Municipal Code. For example, Section 17.12.050 (Regulations) of Chapter 17.12 (Commercial Zone) requires that the architectural and general appearance of all commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located. Section 17.36.020 (Development Plan Review Required) of Chapter 17.36 (Design Review) prohibits any person from constructing any building or structure, or relocating, rebuilding, altering, enlarging, or modifying any existing building or structure until development plans for such activities have been reviewed and approved by the City. Section 17.36.060 (Standard of Review and Development Guidelines) of Chapter 17.36 (Design Review) contains extensive development guidelines for the purpose of encouraging good professional design practices that will enhance the beauty, livability, and prosperity of the community and result in high-quality development. And Section 17.36.080 (Standard Conditions of Approval) of Chapter 17.36 contains—among other things—a specification for professionally designed landscaping for all projects. These design guidelines and standards would regulate the features of buildings and streets that affect the public realm and would guide the physical development of any development project within the City's boundaries.

The City also has Standards and Requirements of Landscape and Irrigation Plans that would guide the design of landscaping plans submitted for development and redevelopment projects. Furthermore, the City's *Guide for New and Rehabilitated Development* contains general design guidelines (e.g., architectural treatment and structure materials; location, configuration, size and design of buildings) and standards (e.g., maximum building height, minimum landscaping) that address the aesthetic aspects of new and rehabilitated development projects (Industry 2010).



5. Environmental Analysis

AESTHETICS

As noted above, the 592-acre IBC site at the eastern limits of the City is currently vacant land and consists of low rolling hills. These hills serve as a visual resource within Industry and to the surrounding communities of Diamond Bar and Walnut. However, the IBC site is zoned Industrial (M) with a Planned Development Overlay, and the current and proposed General Plan land use designations of the site are Industrial and Employment, respectively. The site has approved plans for development and it would eventually be developed. Development plans for the site have been previously analyzed under separate EIRs, which concluded that development of the site would not lead to a significant aesthetic impact. Development of the site would also be controlled by mitigation measures and project design features outlined in those EIRs, including those related to aesthetics and light and glare, if and when the development plans for the IBC are implemented. Additionally, future development of this site would be controlled by the design standards and guidelines outlined in the City's Municipal Code, such as the placement of buildings and structures; the design of setback areas; and landscaping and architectural design parameters.

Adherence to the design standards and guidelines of the City's Municipal Code and implementation of the General Plan Update policies would ensure that future development activity that would be accommodated by the General Plan Update would not substantially degrade the visual character or quality of the City or its surrounding.

IMPACT 5.1-3: FUTURE DEVELOPMENT THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE WOULD GENERATE ADDITIONAL LIGHT AND GLARE IN THE CITY, WHICH COULD IMPACT SURROUNDING LAND USES. [THRESHOLD AE-4]

Impact Analysis: Sources of light and glare exist within the confines of the City, including building (interior and exterior), security, sign illumination, and parking-area lighting. Other sources of nighttime light and glare include street lights and vehicular traffic along surrounding roadways. Additionally, a significant amount of ambient lighting from surrounding communities and roadways also exists.

Although the City is mostly developed, there are portions of the City that would be developed with more light-intensive land uses (e.g., conversion of vacant land or underutilized areas into commercial, industrial, or entertainment-oriented uses). Undeveloped portions of the City (IBC site on eastern end of City), redevelopment of underutilized areas, and replacement, expansion, or refurbishment of existing development in other areas of the City would have the potential to increase nighttime illumination in the project area. Future development that would be accommodated by the General Plan Update would generate new sources of light and glare that could affect day or nighttime views in the City and surrounding communities. Sources of light and glare from new development or redevelopment would include lighting needed to provide nighttime street and building illumination, security lighting, nighttime traffic, sign illumination, and lighting associated with construction activities. These new sources of nighttime lighting have the potential to increase light and glare in the project area.

Because the City and surrounding area are largely developed, the lighting associated with improvements and structures of future development projects would not substantially increase nighttime light and glare within the project area. Additionally, the City's Municipal Code contains lighting standards that would be applicable to development activity associated with future development that would be accommodated by the General Plan Update. For example, Section 17.16.026 (Special Industrial Zone Development Standards) requires that outdoor lighting not exceed an intensity of one foot-candle of light throughout the facility. Other than the directives of Section 17.16.026, the City does not have a lighting ordinance specifying the maximum amount of lighting that may be generated by new development projects. However, all proposed exterior lighting would be designed, arranged, directed, or shielded in such a manner as to contain direct illumination onsite, in accordance with the provisions of Section 17.16.026. This section also requires that lighting and glare be deflected, shaded, and focused away from all adjoining property.

Furthermore, Chapter 15.32 (Sign Regulations) establishes development standards for signs within the City including requirements for type, lighting and location. For example, Section 15.32.070 (Material Design, Construction and Maintenance Standards) requires that illumination from or upon any sign must be shaded, shielded, directed, or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties. All street lights installed along the street frontage of a development are also required to be annexed into the appropriate Los Angeles County Lighting Maintenance District in accordance with Section 17.36.080 (Standard Conditions of Approval). Inclusion of street lights in a designated maintenance district ensures that street light fixtures would be installed, operated, and maintained in accordance with all applicable lighting standards and regulations.

Finally, all future development projects would be required to comply with California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations, which outlines mandatory provisions for lighting control devices and luminaires.

With regards to the vacant IBC site at the eastern limits of the City, the site has approved plans for development and it would eventually be developed. Development plans for the site have been previously analyzed under separate EIRs, which concluded that development of the site would not lead to a significant light or glare impact. Development of the site would also be controlled by mitigation measures and project design features outlined in those EIRs, including those related to light and glare, if and when the development plans for the IBC are implemented. Additionally, future development of this site would be controlled by the design standards and guidelines outlined of the City's Municipal Code and the California Code of Regulations outlined above.

Adherence to the design standards of the City's Municipal Code and other existing regulations would ensure that light and glare from new development and redevelopment projects that would be accommodated by the General Plan Update would be minimized and that significant impacts would not occur.



5.1.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce potential aesthetic impacts of future development in Industry. Policy number references are provided in parentheses.

Land Use Element

- Allow flexibility in the application of development standards for those uses that support the Vision and when necessary to minimize impacts on surrounding uses (LU4-2).
- Maintain a high quality appearance and functionality of public lands, properties, and rights-of-way, including sidewalks, street trees/landscaping, curbs, and street lighting (LU5-1).
- Design new and, when necessary, retrofit existing streets and public rights-of-way to maintain a high quality, professional appearance (LU5-2).
- Prohibit outside storage and mechanical equipment that is visible from the street (LU5-3).
- Maintain a professional appearance on private lands through application of standards that address landscape, building, and signage treatments (LU5-4).

5. Environmental Analysis

AESTHETICS

Resource Management Element

- Require property owners to establish and maintain private landscaped areas as directed in the municipal code (RM3-4).
- Continue the City's street planting and tree maintenance programs (RM3-5).

5.1.5 Existing Regulations

State

- California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations

City of Industry Municipal Code

- Title 1 (General Provisions), Chapter 1.3 (Public Nuisances), Section 1.30.040 (Public Nuisances Designated)
- Title 15 (Buildings and Construction), Chapter 15.32 (Sign Regulations)
- Title 17 (Zoning), Chapter 17.12 (Commercial Zone), Section 17.12.050 (Regulations)
- Title 17 (Zoning), Chapter 17.16 (Industrial Zone), Section 17.16.026 (Special Industrial Zone Development Standards)
- Title 17 (Zoning), Chapter 17.36 (Design Review), Sections 17.36.020 (Development Plan Review Required), 17.36.060 (Standard of Review and Development Guidelines), and 17.36.080 (Standard Conditions of Approval)

5.1.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.1-1, 5.1-2, and 5.1-3.

5.1.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.1.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to aesthetics and light and glare.