

Appendix A

Initial Study and Notice of Preparation (VOLUME II)



Appendices

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**INITIAL STUDY
FOR:**

**CITY OF INDUSTRY
GENERAL PLAN
UPDATE**



prepared for:

CITY OF INDUSTRY

Contact:
Brian James
Senior Planner

prepared by:

**THE PLANNING
CENTER**

Contact:
Dwayne Mears, AICP
Principal, Environmental
Services

MARCH 2011

**INITIAL STUDY
FOR:**

**CITY OF INDUSTRY
GENERAL PLAN
UPDATE**



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1. Introduction

The City of Industry is circulating for public review and comment this Notice of Preparation (NOP) and Initial Study (IS) for the City of Industry General Plan Update (proposed project). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment.

As defined by Section 10563 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) would be appropriate for providing the necessary environmental documentation and clearance for the proposed project.

1.1 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. Figure 1, *Regional Location*, shows that the City of Industry 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.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

Land Uses

The City encompasses approximately 7,720 acres (21.1 square miles) and is mostly commercial-industrial. The City can be divided into generalized areas, as shown in Figure 2, *Aerial Photograph*.

Eastern Industry

The eastern end of the City (generally east of Nogales Street) has been developed more recently than other portions of the City and contains the Kohl Plantation, Wohl, and Grand Crossing developments. The east end also contains an approximately 600-acre undeveloped area. 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



1. Introduction

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-sale 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 by the Hacienda La Puente Unified School District, is located along Gale Avenue.

Industry Hills

Industry Hills has a vastly different character. This area is home to the Pacific Palms Resort and Conference Center, golf courses, the Industry Hills Expo Center, and several 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.

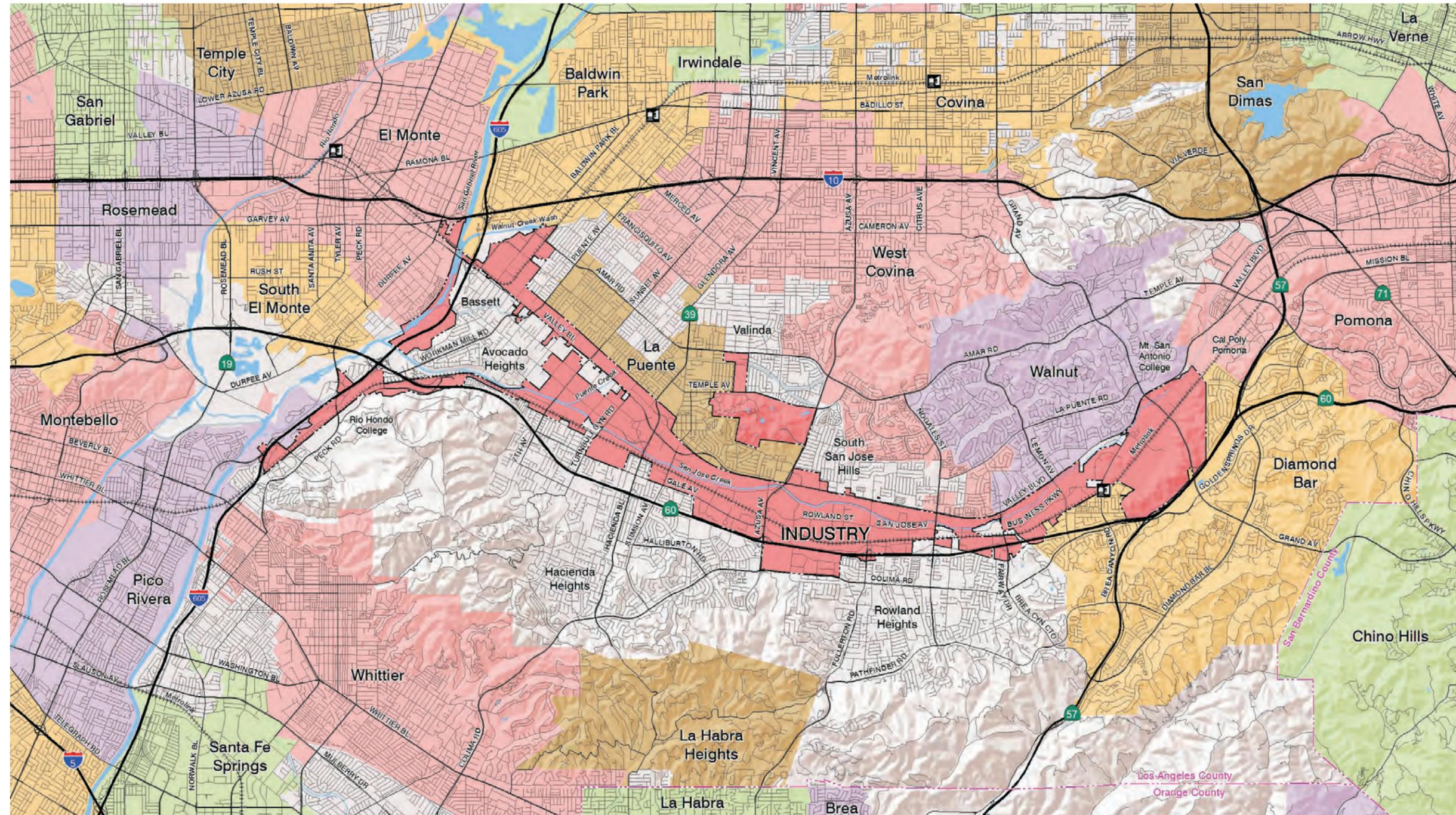
Western Industry

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 Homestead Museum. Adjacent to the museum is the El Encanto Healthcare & Habilitation Center, which is a City-owned, 155-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 (WCA) 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.

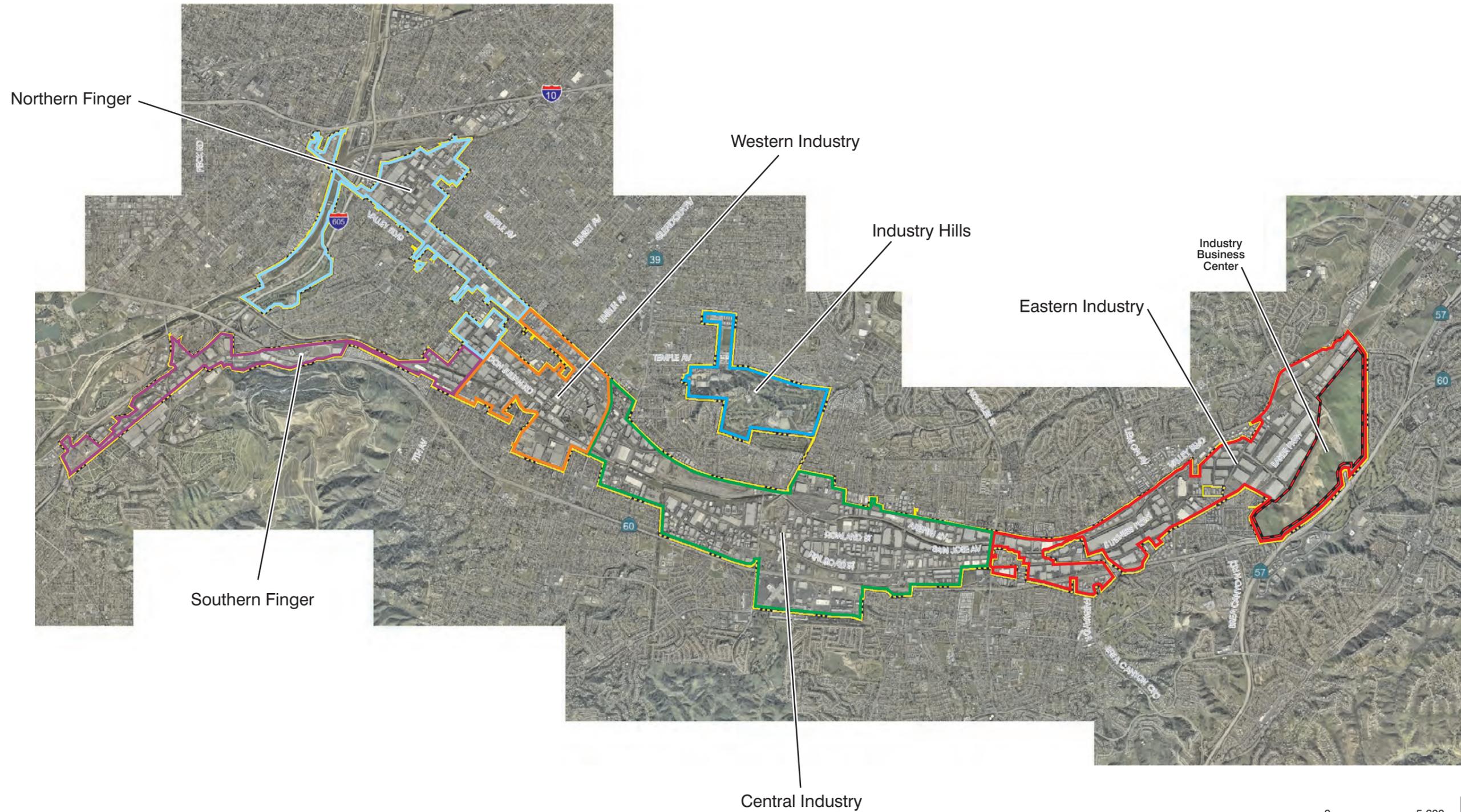
Regional Vicinity



1. Introduction

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Aerial Photograph



0 5,600
Scale (Feet)



1. Introduction

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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; 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 454.5 acres of land 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.

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, *Existing SOI Land Use Designations (LA County General Plan)*.



Existing Buildout Statistics

Table 1, *Existing Buildout Statistics*, lists the existing land uses within the City and SOI. Currently, the City of Industry has approximately 450 residents and its employers provide 63,782 jobs; an additional 40 people and 4,508 jobs are within the City's SOI.

1. Introduction

**Table 1
Existing Land Use Plan - Buildout 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	57	NA	2.7	9	
Multifamily (MF)	1.3	6	NA	0		
Subtotal-Residential Uses	17.6	63		2.7	9	
Business Uses						
Retail	457.5		8,815,179	27		235,224
Office	66.4		1,612,393	1.7		14,810
Hotel and Motels	19.3		521,000	4.6		100,188
Multiple Use ²	12		316,630	11.5		50,094
Light Industrial ³	1,050.60		21,129,903	46		400,752
Heavy Manufacturing ⁴	172.1		6,978,677	6.1		53,143
Open Storage	90.4		26,398	16.4		142,877
Warehousing and Distribution	2,385.70		51,263,909	183.3		1,596,910
Commercial Storage	11.5		288,423	8.6		74,923
Subtotal-Business Uses	4,265.60		90,952,512	305.2		2,668,921
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	191.1		1,210,893	8.7		
Open Space Uses						
Parks and Recreation ⁷	385.6		134,854	0		
Agricultural	154.2		55,665	0.1		
Subtotal-Open Space Uses	539.8		190,519	0.1		
Other Uses						
Transportation/Communication	122.8		144,189	31.6		
Utilities ⁸						
Vacant Land	1,005.10		0	20.1		
Roads	816		0	0		
Railroads	474.1		5,822	20.8		
Water and Water Facilities ⁹	288.2		18,812	64.4		
Subtotal-Other Uses	2,706.20		168,823			
TOTAL	7,720.20	63	92,553,035	453.6	9	2,668,921
Population¹¹ & Employment¹²		444 People	63,782 Employees		40 People	4,508 Employees

¹ Single Family Dwelling (SFD) includes mobile homes. Some SFD residential uses may not be so 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 MFR is too small to report as a percentage.

Table 1
Existing Land Use Plan - Buildout Statistics

Land Use	City of Industry			Sphere of Influence (SOI)		
	Gross Acres	Dwelling Units	Square Footage	Acres	Dwelling Units	Square Footage ¹⁰
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. 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 2009 Department of Finance estimates of 4,442 persons per household, Table 2: E-5 City/County Population and Housing Estimates, plus the 155-bed El Encanto Healthcare 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, Inc (retail=450 square foot per employee, office=350 sf/em, big box retail=850 sf/em, manufacturing and assembly=950 sf/em, warehousing and distribution=1,500 sf/em, light industrial=800 sf/em). Employment for the Industry Business Center (IBC) 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.						



1.2.2 Current General Plan

The current General Plan was adopted in 1971 and consisted of five documents: the General Plan, three implementation plans, and the Housing Element. The current General Plan contains six other 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 update.

Current General Plan Land Use Designations

Figure 4, *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 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 81 percent 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 2, *Current General Plan Land Use Designations*.

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Table 2
Current General Plan Land Use Designations

<i>Land Use Designation</i>	<i>Acres</i>	<i>Percent of City</i>
Industrial	6,222.4	80.6%
Commercial	32.5	0.4%
Institutional	44.8	0.6%
Recreation and Open Space	624.8	8.1%
Right-of-Way	795.7	10.3%
Total	7,720.2	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, *Sphere of Influence, General Plan Designations*. 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.

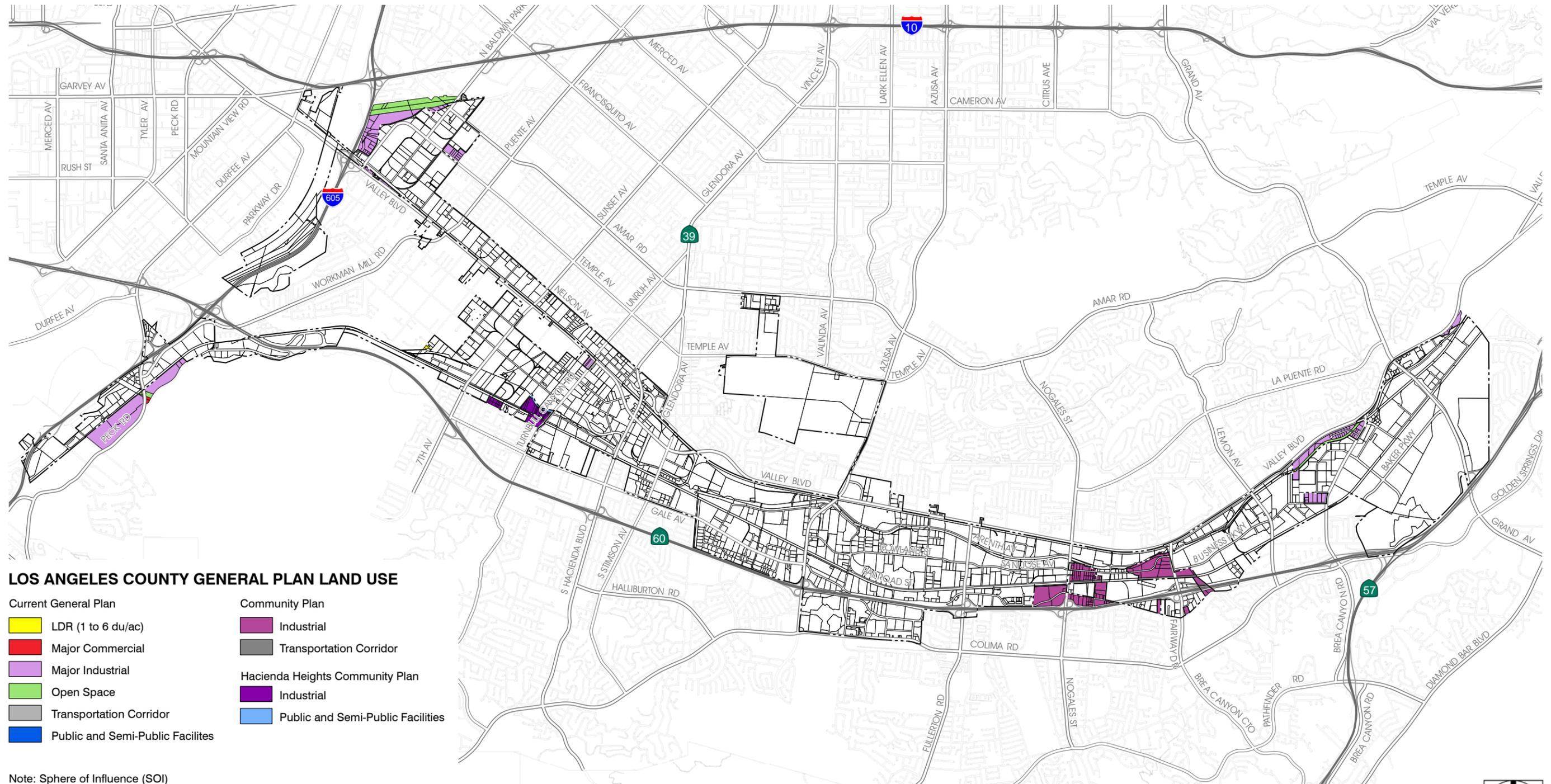
Table 3
Sphere of Influence, General Plan Designations

<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	2.6%
Major Commercial	1.2	0.3%
Major Industrial	132.6	29.2%
Open Space	126.8	28.0%
Transportation Corridor	8.6	1.9%
Hacienda Heights Community Plan		
Light Industrial	28.0	6.2%
Public and Semipublic Facilities	2.8	0.6%
LA Community Plan		
Industrial	131.7	29.0%
Transportation Corridor	10.2	2.2%
Total	453.6	100%

1.2.3 Surrounding Land Use

The City lies between the Puente Hills on the south and the San Jose Hills to the north. Industry is bordered on the north primarily by the incorporated cities of La Puente and Walnut and to a lesser extent by Baldwin Park, West Covina, and Pomona. On the southern border lies the incorporated City of Diamond Bar and on the western border is Pico Rivera and El Monte. The City is also bordered by several unincorporated Los Angeles County communities, including Whittier Narrows, Bassett, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, South Walnut, Rowland Heights, Hacienda Heights, and North Whittier. With the exception of Diamond Bar to the east, the entire southern boundary of Industry is bordered by unincorporated Los Angeles County.

Existing SOI Land Use Designations (LA County General Plan)



LOS ANGELES COUNTY GENERAL PLAN LAND USE

Current General Plan

- LDR (1 to 6 du/ac)
- Major Commercial
- Major Industrial
- Open Space
- Transportation Corridor
- Public and Semi-Public Facilities

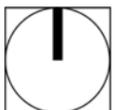
Community Plan

- Industrial
- Transportation Corridor

Hacienda Heights Community Plan

- Industrial
- Public and Semi-Public Facilities

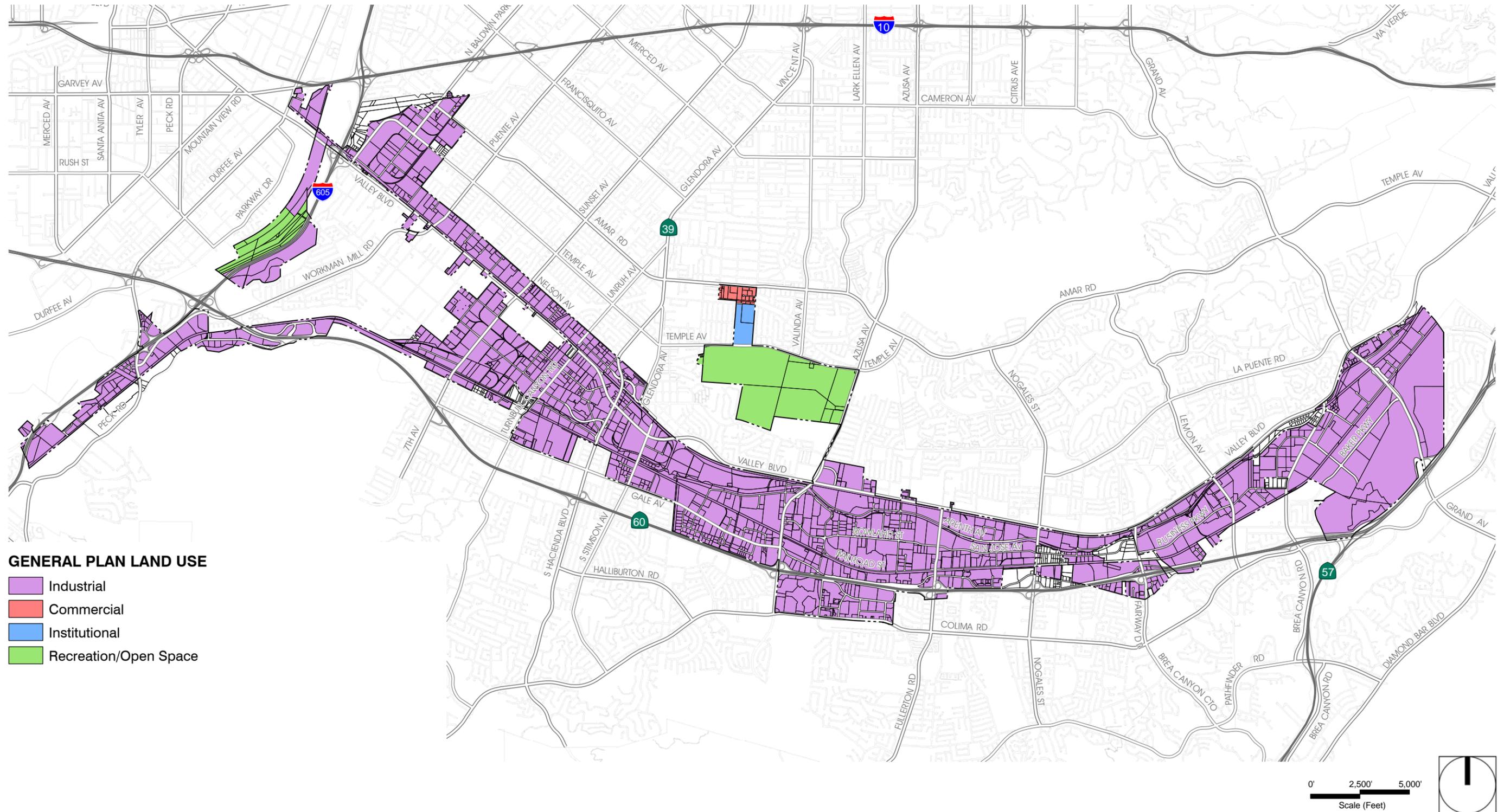
Note: Sphere of Influence (SOI)



1. Introduction

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Current Land Use Plan



GENERAL PLAN LAND USE

- Industrial
- Commercial
- Institutional
- Recreation/Open Space

1. Introduction

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1.3 PROJECT DESCRIPTION

The proposed project is the update of the City’s General Plan. The Industry General Plan Update is intended to shape development within the City for the next 20 years or more . The City’s General Plan 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
- Safety
- Conservation
- Open Space
- Noise
- Housing

Proposed General Plan Land Use Designations

Table 4, *Proposed Land Use Designations*, describes the proposed 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.



1. Introduction

**Table 4
Proposed Land Use Designations**

Land Use Designation	Allowable Uses¹	Max FAR²
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: 1.5 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 Railways, roadways, waterways, utilities, and flood control channels are accommodated within each land use designation.

² 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 5, *Proposed Land Use Plan*, shows the proposed land use designations of the General Plan Update. Table 5, *Future Buildout Projects of the Proposed Land Use Plan*, lists the buildout statistics of the proposed land use plan. Assuming buildout of the plan, Industry is projected to accommodate approximately 91,670,004 square feet of employment, 12,543,488 square feet of commercial uses, 521,000 square feet of recreation and open space, 132.7 acres dedicated to institutional purposes, and 103,649 jobs. Although there is no residential land use designation, the proposed General Plan Update would allow for existing single- and multifamily homes and the 155-bed nursing home to remain within the proposed land use designations. The proposed General Plan Update would also allow for 132.7 acres of institutional land use and 812.8 acres of public street rights-of-way.

Buildout of the SOI would accommodate 7,042,560 square feet of employment, 26,136 square feet of commercial uses, and 6,077 jobs. It would also allow for 46.5 acres of recreation and open space and 75.5 acres of public street rights-of-way.

The daily population at the buildout of the City of Industry would be approximately 104,093. This includes the 65 existing residences and the total number of jobs in the City. The daily population of the SOI would be approximately 6,077 at full buildout of the proposed land use plan.

1.4 CITY ACTION REQUESTED

The City of Industry is the lead agency under CEQA and has approval authority over the proposed project. The following actions will be requested:

- Planning Commission: Recommendation to City Council to adopt the General Plan Update
- City Council: Adoption of the City of Industry General Plan Update
- City Council: Certification of the Environmental Impact Report



1. Introduction

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**Table 5
Proposed Land Use Plan, Buildout Statistics**

Land Use	City of Industry				Sphere of Influence (SOI)				Total		
	Gross Acres	FAR	Square Footage ¹	Jobs	Acres	FAR	Square Footage ¹	Jobs	Acres	Square Footage ¹	Jobs
Commercial											
Retail	277.2	0.5	6,036,327	13,414	1.2	0.5	26,136	58	278.4	13,472	6,062,463
Office	72.1	1.0	2,040,279	5,829	0	1.0	NA	NA	72.1	5,829	2,040,279
Auto Dealers	94.2	0.5	2,052,351	800	0	0.5	NA	NA	94.2	800	2,052,351
Big Box Retail	110.9	0.5	2,414,531	2,841	0	0.5	NA	NA	110.9	2,841	2,414,531
Subtotal Commercial	554.3		12,543,488	22,884	1.2		26,136	58	555.5	12,569,624	22,942
Employment											
Manufacturing and Assembly	608.6	0.5	11,929,587	12,558	49.3	0.5	966,899	1,018	657.9	12,896,486	13,575
Warehousing and Distribution	2,492.5	0.5	54,287,086	36,191	202.0	0.5	4,399,996	2,933	2,694.5	58,687,081	39,125
Light Industrial	1,038.6	0.5	20,357,657	25,447	84.2	0.5	1,649,998	2,063	1,122.7	22,007,656	27,510
Storage	14.5	0.5	316,675	50	1.2	0.5	25,666.6	5	15.7	342,341	55
Railroad	474.1	NA	NA	NA	20.1	NA	NA	NA	494.2	NA	NA
Utilities	34.5	NA	NA	NA	31.6	NA	NA	NA	66.1	NA	NA
Flood Control Channels	149.6	NA	NA	NA	17.5	NA	NA	NA	167.1	NA	NA
Existing Metrolink Station	13.8	NA	NA	NA	0	NA	NA	NA	13.8	NA	NA
Existing Residential	8.2	NA	33 SFR	NA	0	NA	NA	NA	8.2	NA	NA
IBC-Office	107.7	0.35	1,626,000	2,341	0	NA	NA	NA	107.7	1,626,000	2,341
IBC-Office-Business Park	71.8	0.40	1,252,000	804	0	NA	NA	NA	71.8	1,252,000	804
IBC-Commercial (.25 FAR)	22.4	0.25	245,000	318	0	NA	NA	NA	22.4	245,000	318
IBC-Auto/Big Box Commercial	10.5	1.20	561,000	729	0	NA	NA	NA	10.5	561,000	729
IBC-Commercial (.25 FAR)	61.8	0.17	462,000	890	0	NA	NA	NA	61.8	462,000	890
IBC-Industrial	32.3	0.45	633,000	382	0	NA	NA	NA	32.3	633,000	382
IBC-Open Space, Slope, Roads	285.5	NA	NA	NA	0	NA	NA	NA	285.5	NA	NA
Subtotal Employment	5,426.4		91,670,004	79,857	405.9		7,042,560	6,019	5,832.3	98,712,564	85,729

1. Introduction

**Table 5
Proposed Land Use Plan, Buildout Statistics**

Land Use	City of Industry				Sphere of Influence (SOI)				Total		
	Gross Acres	FAR	Square Footage ¹	Jobs	Acres	FAR	Square Footage ¹	Jobs	Acres	Square Footage ¹	Jobs
Recreation and Open Space											
Commercial Recreation (Golf Course)	394.6	NA	NA	50	0	NA	NA	NA	394.6	NA	50
Pacific Palms Hotel/Resort	19.3	NA	521,000	400	0	NA	NA	NA	19.3	521,000	400
Parks/Open Space	236.1	NA	NA	NA	0	NA	NA	NA	236.1	NA	NA
Waterways	138.6	NA	NA	NA	46.5	NA	NA	NA	185.1	NA	NA
Existing Residential	5.4	NA	16 SFR 6 MFR	NA	0	NA	NA	NA	5.4	NA	NA
Subtotal Recreation and Open Space	794.0		521,000	450	46.5		NA	NA	840.5	521,000	450
Institutional											
Schools	87.2	NA	NA	300	NA	NA	NA	NA	87.2	NA	300
Public Facilities	5.4	NA	NA	30	NA	NA	NA	NA	5.4	NA	30
Nursing Home	6.4	NA	155 Beds	250	NA	NA	NA	NA	6.4	NA	250
Museum	11.3	NA	NA	20	NA	NA	NA	NA	11.3	NA	20
Utilities	18.4	NA	NA	5	NA	NA	NA	NA	18.4	NA	5
Existing Residential	4.0	NA	10 SFR	NA	NA	NA	NA	NA	4.0	NA	NA
Subtotal Institutional	132.7		NA	605	NA		NA	NA	132.7	NA	605
Street Right-of-Way	812.8	NA	NA	NA	75.5	NA	NA	NA	888.3	NA	NA
TOTAL	7,720.2		104,734,492	103,649	529.1		7,069,696	6,077	8,249.3	111,803,188	109,726
RESIDENTIAL			65 Units 155 Beds	444 People			0	0		65 Units 155 Beds	444 People

¹ Single Family Dwelling (SFD) includes mobile homes. Some SFD residential uses may not be so designated on the existing land use map if the parcel contains other uses. Multi-Family Residential (MFR) is two or more attached dwelling units, which are primarily townhomes in the City of Industry. The amount of MFR 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 Category typically includes industrial and manufacturing that involves processing raw materials, such as cement and asphalt production or chemical processing.

⁵ Includes such uses as police and fire stations, government offices, post office, school administration offices, and museums or other cultural facilities.

⁶ Special use facilities may include institutional uses such as nursing homes or may house facilities for nonprofit organizations.

1. Introduction

**Table 5
Proposed Land Use Plan, Buildout Statistics**

Land Use	City of Industry				Sphere of Influence (SOI)				Total		
	Gross Acres	FAR	Square Footage¹	Jobs	Acres	FAR	Square Footage¹	Jobs	Acres	Square Footage¹	Jobs

⁷ Includes commercial recreation.

⁸ This category 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 2009 Department of Finance estimates of 4.442 persons per household, Table 2: E-5 City/County Population and Housing Estimates, plus the 155 bed El Encanto Healthcare Center.

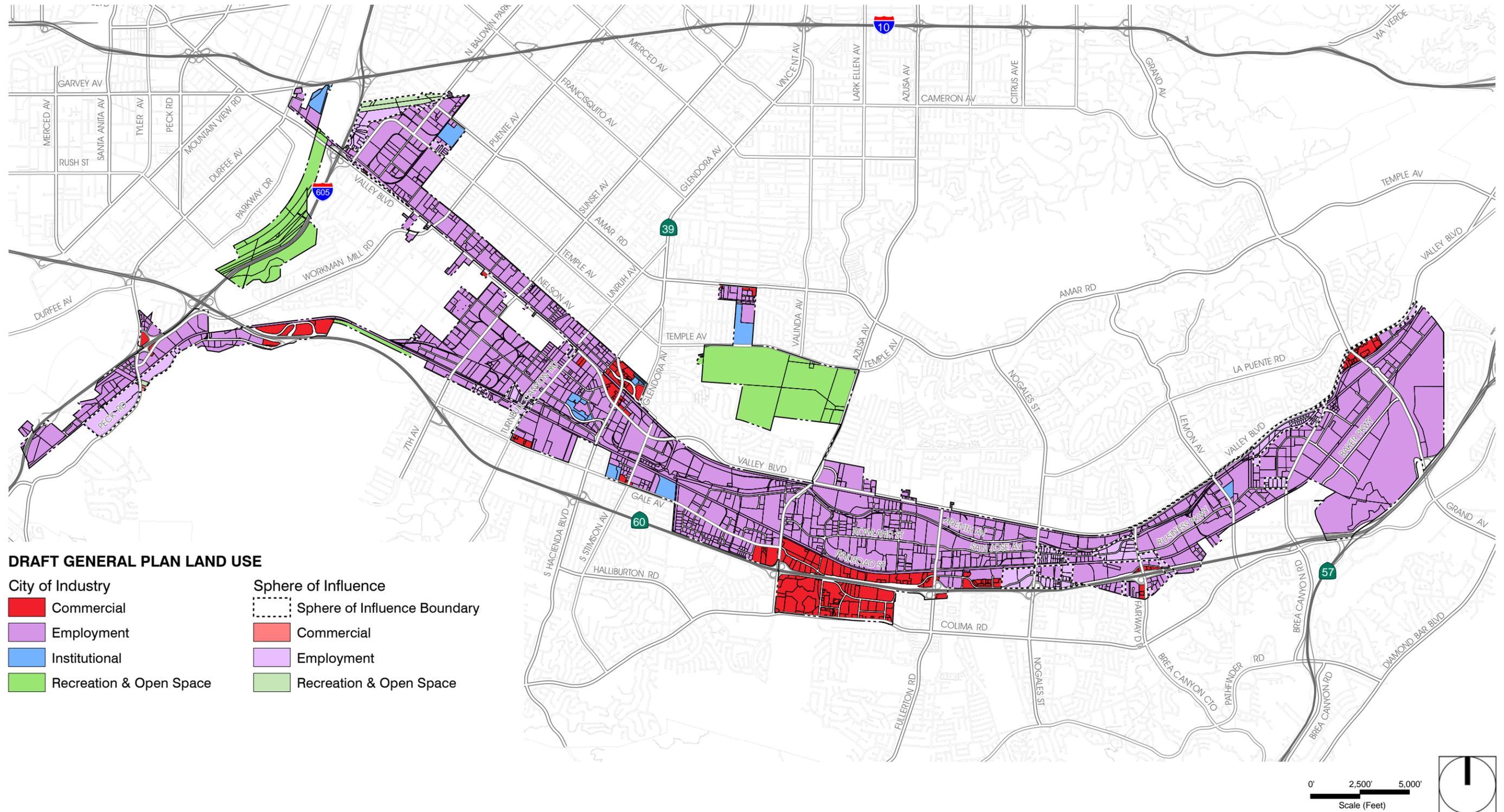
¹² Square foot per employee assumptions obtained from the Southern California Association of Government's (SCAG) Employment Density Study Summary Report, October 31, 2001 by The Natelson Company, Inc (retail=450 square foot per employee, office=350 square foot per employee, big box retail=850 square foot per employee, manufacturing and assembly=950 square foot per employee, warehousing and distribution=1,500 square foot per employee, light industrial=800 square foot per employee). Employment for the Industry Business Center (IBC) 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 65 residential units existing in Industry are assumed to remain through the life of this plan. The acres these residences occupy are accounted for in the adjusted buildout factors.

1. Introduction

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Proposed Land Use Plan



1. Introduction

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2. *Environmental Checklist*

2.1 **BACKGROUND**

1. **Project Title:** City of Industry General Plan Update

2. **Lead Agency Name and Address:**

City of Industry
15625 East Stafford, Suite 100
P.O. Box 3366
City of Industry, CA 91744-0366

3. **Contact Person and Phone Number:**

Brian James, Senior Planner
626-333-2211

4. **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.

5. **Project Sponsor's Name and Address:**

City of Industry
15625 East Stafford, Suite 100
P.O. Box 3366
City of Industry, CA 91744-0366

6. **General Plan Designation:**

The existing General Plan land use designations in the City of Industry include Industrial, Commercial, Institution, and Recreation/Open Space.

7. **Zoning:**

The existing zoning categories in the City of Industry are Industrial (I), Industrial – Public Building (I-PB), Industrial – Commercial Overlay (IC Overlay), Industrial – Planned Development Overlay (P-D Overlay), Commercial (C), Commercial – Adult Business Overlay (AB Overlay), and Automobile Zone (AZ).

8. **Description of Project:**

The proposed project is the update of the City's General Plan. The Industry General Plan Update will shape development within the City for the next 20 years or more. The elements to be included in the General Plan update are Land Use, Circulation, Safety, Conservation, Open Space, Noise, and Housing. Buildout of the City of Industry General Plan Update would generate a total of 12,543,487 square feet of commercial space, 91,670,004 square feet of employment space, and 521,000 square feet of recreation and open space. Although there is no residential land use designation, the General Plan Update would allow for the existing number of residential units and the 155-bed nursing home to remain within the proposed land use designations. Buildout of the City's SOI would generate an additional 26,136 square feet of commercial space and 7,042,560 square feet of employment space.



2. Environmental Checklist

9. Surrounding Land Uses and Setting:

The City of Industry 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. These cities have various land use designations that border the City of Industry. The Puente Hills border the City on the south, running through the cities of Hacienda Heights, Whittier, Rowland Heights, and Diamond Bar. The San Jose Creek runs east of the City, along the northern border, and to the west of the City.

10. Other Public Agencies Whose Approval Is Required: None

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural and Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology / Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality
<input checked="" type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population / Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation / Traffic	<input checked="" type="checkbox"/> Utilities / Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



2. Environmental Checklist

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	X			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?	X			

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	X			
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X			



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?			X	
e) Other public facilities?				X
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			



2. Environmental Checklist

2.4 REFERENCES

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2. Environmental Checklist

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3. *Environmental Analysis*

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 **AESTHETICS**

a) **Have a substantial adverse effect on a scenic vista?**

Potentially Significant Impact. Buildout of the proposed General Plan Update could affect scenic vistas in the City of Industry. 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. At full buildout, the undeveloped open space in the eastern portion of the City would also be developed. Impacts to scenic vistas would be potentially significant. This issue will be addressed further in the EIR.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Potentially Significant Impact. The majority of the City of Industry is developed with industrial, commercial, and office/professional land uses. There are few areas of undeveloped open space (e.g., the eastern portion of the City) that provide trees and rock outcroppings. Historic buildings, such as the Workman and Temple historic homes at the Homestead Museum, are in the central-western part of the City of Industry. Although there are no eligible or 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 scenic highway in the State of California (Caltrans 2010). Portions of undeveloped eastern Industry may be within the viewshed of this eligible state scenic highway. Impacts to state scenic highways are potentially significant and this issue will be addressed in the EIR.



c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. 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 open space are mostly in eastern Industry, although there are smaller parcels throughout the City. Recreational open spaces with landscaped vegetation, such as golf courses, are also present in northern and western Industry. Buildout of the City under the proposed General Plan Update could alter the natural, open space character of undeveloped areas of the City. Impacts to the existing visual character are potentially significant and additional analysis will be provided in the EIR.

d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact. Although the City is mostly developed, there are portions of the area 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 space). Light-sensitive land uses in the City include 65 existing residences, the El Encanto Healthcare and Habilitation Center, and several institutional

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uses within the City limits. In addition, the residential communities that surround the City could be affected by light and glare generated by future industrial, commercial, and office uses. Light and glare impacts would be potentially significant for sensitive land uses and this issue will be discussed in the EIR.

3.2 AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The City of Industry does not have any land designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland) as part of the Mapping and Monitoring Program (California Department of Conservation 2009). Certain areas of the City have existing agricultural uses but they have not been designated as Important Farmland. The proposed project would have no impacts on agricultural uses. This issue will not be addressed further in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There are no zoning designations for agricultural use and no Williamson Act contracts in the City of Industry. There are some parcels of land throughout the City used for agricultural purposes but these areas are not zoned or designated for agricultural use in any other way. The proposed project would not cause impacts to agriculture zoning or Williamson Act contract lands. This issue will not be addressed further in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The proposed project would not cause the rezoning or conflict with the existing zoning of forest land or timberland as defined by Public Resources Code sections 12220(g) or 51104(g). The City does not have any areas designated as forest land or timberland for production or resource management. Open space areas in the City are used as golf courses and for waterways. Few areas have not been developed for urban land uses. The proposed General Plan Update would not cause any impacts to timberland- and forest land-designated areas. This topic will not be evaluated in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The City of Industry does not have forest land. The majority of the City is developed with urban land uses. Vegetated and/or open space areas are either used for utility or recreational purposes, such as for waterways or golf courses, or they are undeveloped grassy areas, such as the area in eastern Industry. The proposed project would have no impacts on forest land. This issue will not be evaluated in the EIR.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

Less Than Significant Impact. Some parcels in the City of Industry are used for agricultural purposes. These parcels are discontinuous and dispersed throughout the City. In eastern Industry, the area to the southeast of the intersection of Faure Avenue and Valley Boulevard is partially used for agricultural purposes. In central Industry, there are several areas used for agriculture, including the intersection of South Azusa Avenue and Anaheim; South Azusa and Puente Road; along the San Jose Creek channelized waterway; and along Gale Avenue. In western Industry, agriculture uses are found at the intersection of Ninth Street and Proctor Avenue, near the intersection of Pellissier Place and Workman Mill Road, and between the San Gabriel River and I-605. None of these are designated for farmland or agricultural purposes in the City of Industry General Plan or under the Zoning Code. In addition, the City does not contain areas of forest land. No significant impacts would occur and this issue will not be discussed further in the EIR.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Potentially Significant Impact. The City of Industry is in the South Coast Air Basin (SoCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). Buildout of the City of Industry General Plan Update would involve development of institutional, industrial, manufacturing, distribution/warehousing, office, and commercial land uses. The proposed project may change land use intensity and generate additional traffic volumes (including trucks) throughout the City, resulting in air quality impacts. The EIR will assess the Industry General Plan Update's consistency with the AQMP and recommend mitigation measures as appropriate.



- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Potentially Significant Impact. The City of Industry is in the SoCAB, for ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and national ambient air quality standards (AAQS), and nonattainment for coarse inhalable particulate matter (PM_{10}), nitrogen oxides (NO_x), and lead (Los Angeles County only) under the California AAQS (CARB 2010). Development pursuant to the Industry General Plan Update may impact air quality during construction and operation of planned uses and generate greater traffic volumes, including truck traffic. Development may violate the ambient air quality standards and contribute to the current nonattainment status of the SoCAB. The EIR will evaluate the Industry General Plan Update for consistency with regional growth forecasts and any impacts the planning program may have on the attainment of regional air quality objectives. Mitigation measures will be recommended as appropriate.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Potentially Significant Impact. The SoCAB is designated as nonattainment for O_3 and $PM_{2.5}$ under the California and national AAQS, and nonattainment for PM_{10} , NO_x , and lead (Los Angeles County only) under the California AAQS (CARB 2010). Implementation of the proposed project may increase existing levels of

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criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. The EIR will evaluate impacts of future development on the attainment of regional air quality objectives. The EIR will also evaluate the policies of the Industry General Plan Update that are intended to reduce air quality impacts and recommend mitigation measures as appropriate.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Development in accordance with the City of Industry General Plan update may expose existing and potential sensitive receptors to substantial pollutant concentrations as a result of an increase of industrial and warehousing land uses in the City. The EIR will evaluate the proposed land use changes and the potential for new land uses in the City to impact air quality. Mitigation measures will be recommended as appropriate.

e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary, intermittent in nature, and would not affect a significant number of people. Impacts associated with construction-generated odors would be less than significant.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Buildout of the City of Industry General Plan may include uses that generate these types of odors. This issue will be analyzed in the EIR. Mitigation measures will be recommended as appropriate.

3.4 BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. There are few areas left undeveloped in the City of Industry. The largest is the eastern portion of Industry, designated as the Industry Business Center (IBC). This area is not known to have sensitive species but it does contain areas of natural habitat that would support sensitive species. These habitats include remnant patches of Riversidian sage scrub, mulefat scrub, and purple needlegrass (Industry 2004). Additional analysis would be needed to determine whether candidate, sensitive, or special

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status species as identified by the California Department of Fish and Game or the US Fish and Wildlife Service are in the City. Impacts are potentially significant and this issue will be discussed in the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The majority of the land area in the City has been developed with industrial, commercial, and business-oriented land uses. There are few areas of the City that support native habitats or riparian habitats. However, in western Industry, there are two small channelized swaths of land that are tributaries to the San Gabriel River, south of I-605 and north of Peck Road. Although they are surrounded by industrial uses, these tributaries have earthen bottoms and banks and contain mature trees and ground cover. Also, in the northwestern end of the City is a portion of the San Gabriel River (west of I-605 and south of I-10) and Walnut Creek (east of I-605 and south of I-10), a tributary to the San Gabriel River. Both the San Gabriel River and Walnut Creek have earthen bottoms, and Walnut Creek has a few clusters of mature trees. The San Jose Creek is the major surface-water feature in the City and is a tributary to the San Gabriel River. The entire stretch of the creek within the City's boundaries is channelized in a concrete trough with no riparian habitat within the creek or adjacent to it.

The vegetation communities within the large undeveloped eastern portion of the City site are dominated by annual grassland, but there are also remnant patches of Riversidian sage scrub, mulefat scrub, and purple needlegrass (Industry 2004). Drainages and small waterways also cover this area. Increased development on or near these riparian and natural communities may cause potentially significant impacts to these habitats. This issue will be addressed in the EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. As mentioned in 3.4(b), there are riparian habitats throughout the City of Industry, specifically in the eastern and western portions. The undeveloped eastern area has federally and state-protected water drainages (Diamond Bar Creek, associated tributary to Diamond Bar Creek, and a small unnamed drainage). Development on or near wetland or other riparian areas as the City is built out could potentially cause significant impacts. Additional analysis will be provided in the EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. The City of Industry is mostly developed with industrial, commercial, and office land uses. There are few areas of open space that could be used as wildlife corridors since there are few open space areas that have not been isolated by urban development. However, these areas of vacant open space may serve as wildlife nursery sites. Development of these areas under the proposed General Plan Update may cause potentially significant impacts to wildlife species, and this issue will be discussed in the EIR.



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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City's Municipal Code does not have any specific ordinances that provide special protection for trees, other plant or animal species, or natural habitat areas. However, the City has adopted a water conservation ordinance pursuant to Assembly Bill (AB) 1881. All new and rehabilitated landscaped areas are required to meet the provisions of Chapter 13.18 of the City's Municipal Code. Since all new development must follow these regulations, the buildout of the City's General Plan would not cause conflicts with the existing ordinance.

The existing General Plan discusses the need to preserve localized stands of trees and areas of natural vegetation throughout the City but it does not have specific policies for development. The proposed General Plan Update would replace the existing General Plan as a guidance document for development in the City and no conflicts would occur.

No impacts to local policies or ordinances would occur as a result of the buildout of the proposed General Plan Update. This issue will not be addressed further in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There are no Habitat Conservation Plans (HCP), Natural Community Conservation Plans (NCCP), or any other local, regional, or state habitat conservation plans in the City of Industry (Industry 2010). The nearest conservation plans are regional conservation plans in the County of Los Angeles. Significant Ecological Areas (SEA) protect wetland and sensitive habitat areas. The Whittier Narrows (SEA 42) is west of the City, bordering I-605 and portions of the City at Peck Road on the western edge of the City; the Rio Hondo College Wildlife Sanctuary (SEA 43) is about 650 feet southwest of the southern finger of Industry (Los Angeles County 2009). Under the proposed General Plan Update, no development would occur in these areas because they are not within City boundaries or within the City's SOI. No conflicts with the provisions of HCPs, NCCPs, or other local, regional, or state plans would occur, and there would be no impacts. This issue will not be evaluated in the EIR.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant" if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

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- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

Historical properties in the City of Industry include the Workman and Temple Family Homestead Museum and the John A. Rowland House. Another property, the A.T. Currier House, was formerly within the City but was donated and moved to the City of Pomona because development began to encroach upon the property and the building was beginning to deteriorate (Historical Society 2009).

The Workman and Temple Family Homestead Museum is at the intersection of Don Julian Road and El Encanto Road/Parriott Place in western Industry. This six-acre site dates from the 1840s and contains two historic buildings and one of the oldest private cemeteries in the region. The John A. Rowland House is on Gale Avenue in central Industry, bordering the community of Hacienda Heights. Both the John A. Rowland House and the Workman and Temple Family Homestead Museum are on the National Register for Historic Places (NRHP 2010). Development in accordance with the proposed land use plan may cause potentially significant impacts to these historic resources. A discussion of historical resources will be included in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Development of the City of Industry pursuant to the proposed General Plan Update may cause the disturbance of archaeological resources. Building construction of undeveloped areas or redevelopment that requires excavation to depths greater than current foundations would potentially cause the destruction of archaeological resources. Impacts are potentially significant and a discussion of archaeological resources will be included in the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Development of the City of Industry pursuant to the proposed General Plan Update may cause the disturbance of paleontological resources. Building construction of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past would potentially cause the destruction of paleontological resources. Impacts are potentially significant and a discussion of paleontological resources will be included in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The likelihood that human remains may be discovered during site clearing and grading is considered extremely low. However, there are portions of the City that have not been heavily disturbed. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall remain halted until the Coroner has conducted an investigation into the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would reduce potential impacts to human remains to less than significant. This issue will not be addressed further in the EIR.



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3.6 GEOLOGY AND SOILS

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. There are no Alquist-Priolo earthquake fault zones in the City of Industry. The Walnut Creek Fault, a Quaternary Fault, partially runs through central-western Industry but it has not shown any recent activity (CGS 2010). Quaternary Faults have shown some activity in the past 1.6 million years but not since the last 700,000 years. It is not identified as an Alquist-Priolo earthquake fault and does not pose a substantial risk to peoples and structures. The closest Alquist-Priolo faults are the Whittier Fault, which runs east–west approximately two miles south of the City; the San Jose Fault, which runs east–west approximately two and a third miles north of the City; and the Chino Fault, which runs northwest–southeast approximately four miles east of the City (CGS 2010). Because there are no Alquist-Priolo fault zones in the City and there is no substantial risk from an earthquake fault rupture, this impact is less than significant and no additional analysis is needed.

ii) **Strong seismic ground shaking?**

Potentially Significant Impact. As is the case for all of Southern California, the City of Industry is susceptible to seismic groundshaking due to the active faults running through the entire region. The continued development of the City under the direction of the General Plan Update may cause potential risks to additional people and structures in the City because of strong seismic groundshaking. This issue will be discussed in the EIR and mitigation measures would be provided if appropriate.

iii) **Seismic-related ground failure, including liquefaction?**

Potentially Significant Impact. In 1990, the California Legislature passed the Seismic Hazards Mapping Act, requiring California Geological Survey (CGS) to prepare new Seismic Hazard Zone Maps showing areas where earthquake-induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. The majority of the City of Industry is within the Zone of Required Investigation for Liquefaction, as shown on CGS’s Seismic Hazard Zone Maps for the Baldwin Park, El Monte, La Habra, San Dimas, and Yorba Linda Quadrangles (CGS 2008). The development of the City pursuant to the proposed General Plan Update would potentially cause risks to people or structures in areas where the ground is susceptible to seismically–induced liquefaction. More analysis on liquefaction risk will be included in the EIR.

iv) **Landslides?**

Potentially Significant Impact. Landslides are movements of relatively large landmasses, either as nearly intact bedrock blocks or as jumbled mixes of bedrock blocks, fragments, debris, and soils. Landslide materials are commonly porous and very weathered in the upper portions and along the margins of the slide. They may also have open fractures and joints. Slope failures can occur during or after periods of intense rainfall or in response to strong seismic shaking. As shown on the State of California Seismic Hazard Zone Map for the Baldwin Park Quadrangle, portions of the Industry Hills Golf Club area are within the Zone of Required Investigation for Earthquake-Induced Landslides. Additionally,

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as shown on the State of California Seismic Hazard Zone Map for the San Dimas Park Quadrangle, portions of eastern Industry are within the Zone of Required Investigation for Earthquake-Induced Landslides (CGS 2008). Therefore, there is potential risk for landslides to cause damage to structures and injury or loss of life to people. Landslide risk is potentially significant and this issue will be addressed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The City of Industry lies in the eastern margin of the San Gabriel River Valley and most of the City is relatively flat. However, substantial soil erosion can occur on construction sites (especially in hillier areas, including Industry Hills and eastern Industry) and areas with exposed soil. Development of the City of Industry under the direction of the proposed land use plan of the General Plan Update would result in potentially significant impacts related to soil erosion and the loss of topsoil. This issue will be addressed in the EIR and appropriate mitigation measures would be included if required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. As described in Section 3.6(iii) and 3.6(iv) above, portions of the City are identified as having unstable soil. Under the proposed General Plan Update, potential building damage or personal injury due to landslides, lateral spreading, subsidence, liquefaction, and collapse may occur in areas of new development or redevelopment. Impacts are potentially significant and this issue will be addressed in the EIR. Mitigation measures would be provided as appropriate.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Development of the City of Industry under the Proposed Land Use Plan for the General Plan Update would potentially occur on expansive soils. Expansive soils are clayey soils that tend to expand when they absorb water, causing damage to property and structures. This issue is potentially significant and will be addressed in the EIR.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The City of Industry has an existing wastewater conveyance system that will continue to be used and expanded to support the proposed development under the General Plan Update. Alternative wastewater treatment systems, such as septic systems, would not be used. No impacts related to alternative wastewater treatment systems would occur. This issue will not be addressed in the EIR.

3.7 GREENHOUSE GAS EMISSIONS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative



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environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of AB 32 and Senate Bill 375 (SB 375), which will address GHG emissions on a statewide, cumulative basis. The EIR will evaluate the potential for buildout of the Industry General Plan Update to generate a substantial increase in GHG emissions. Mitigation measures will be incorporated as necessary.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. California Air Resources Board (CARB) adopted the Scoping Plan on December 11, 2008. The Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by AB 32, which is 1990 levels by year 2020 (CARB 2008). The EIR will evaluate consistency with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be incorporated as necessary.

3.8 HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Potentially Significant Impact. Hazardous materials are used in products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, and acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses, including businesses, hospitals, and households. Due to the nature of land uses in the City of Industry, there is potential for the public to be exposed to hazardous materials that are transported, used, or disposed of in the City. Impacts related to hazardous material routine transport, use, or disposal are potentially significant and this issue will be discussed in the EIR.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Much of the City of Industry is developed with employment-based industrial and commercial land uses that involve the manufacturing and use of hazardous materials. The proposed land use plan would allow for similar land uses to continue to grow in the City and there would be potential for accidental spills or releases of hazardous materials to occur. Hazardous material impacts related to foreseeable upset and accident conditions are potentially significant and this issue will be included in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. Although Industry tends to limit the number of land uses that would be sensitive to hazardous materials, there are some schools within City limits, and neighboring cities may have schools bordering industrial land uses in the City. Schools within the City of Industry include Madrid Middle School, at the intersection of Stoddard Way and Gilman Road in western Industry; Torch Middle School at the intersection of Amar Road and Vineland Avenue; Workman High School north of Industry Hills; Santana High School, at Railroad Street and Otterbein Avenue in central Industry; and Del Paso High School, along Lemon Avenue in eastern Industry. All of these schools are completely or partially surrounded by industrial

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land uses. Additional schools in neighboring cities are also adjacent to industrial land uses. Therefore, impacts are potentially significant and this issue will be addressed in the EIR. Mitigation measures will be provided if deemed appropriate.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact. The City of Industry has businesses that are included on a hazardous materials list compiled pursuant to Government Code Section 65962.5. For example, the Resource Conservation and Recovery Act (RCRA) Information manages a database that lists businesses that are regulated as hazardous waste handlers under RCRA and the Department of Toxic Substances Control runs the EnviroStor database that lists hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. The City of Industry has sites on these lists (RCRA 2010; DTSC 2010). Development of the Proposed Land Use Plan of the General Plan Update may result in development on these hazardous materials sites. The EIR will include an updated list of sites within the City that are included on hazardous materials lists.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The City is approximately 40 miles from Los Angeles International Airport, approximately 18 miles from Ontario International Airport, approximately five miles from the Brackett Field Airport, and approximately two miles from the El Monte Airport, which is the closest major airport. No areas of the City lie within the airport land use plan or runway protection zone of any of these airports. No impacts related to airport land use plans would occur as a result of the implementation of the Proposed Land Use Plan for the General Plan Update.



- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

Potentially Significant Impact. The City of Industry has three private heliports, including the Recreation and Conference Center Heliport, the Los Angeles County Sheriff's Department Heliport, and Haddicks Heliport. New development or redevelopment surrounding these private heliports may put the public at risk. Impacts are potentially significant and this issue will be discussed in the EIR.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Potentially Significant Impact. The Los Angeles County Office of Emergency Management manages disaster planning for the entire geographic area of Los Angeles County, including the City of Industry. The Proposed Land Use Plan calls for changes to land use designations within the City which would affect the overall land use patterns in the City by buildout year. The street layout would not be altered except in areas of substantial redevelopment or new development. With the increase in development growth and the expansion or alteration of local roadways, the implementation of emergency management plans may be affected by the proposed project. The Los Angeles County Office of Emergency Management manages disaster planning for the entire geographic area of Los Angeles County, including the City of Industry. Impacts are potentially significant and additional analysis is required in the EIR.

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- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Potentially Significant Impact. In September of 2007, the California Department of Forestry and Fire Protection (CAL FIRE) released its draft Fire Hazard Severity Zones maps for the Local Responsibility Area to the various counties and cities throughout the state for their review and comment. The Fire Hazard Severity Zones (Very High, High, Moderate, and Other) were developed by CAL FIRE based on an evaluation of fuels, topography, dwelling density, weather, infrastructure, building materials, brush clearance, and fire history. Portions of the City of Industry are within and adjacent to areas that are identified as wildfire hazard zones. The Puente Hills, to the south of Industry, has moderate, high, and very high fire hazard zones. Portions of these zones cover the City. The undeveloped, eastern portion of Industry is also designated as having moderate and high fire hazard zones (CAL FIRE 2007). Development of the City as proposed under the General Plan Update would place structures and people in areas at risk for wildland fires. Impacts would be potentially significant and this issue will be addressed in the EIR.

3.9 HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements?**

Potentially Significant Impact. The City of Industry lies within the San Gabriel River Watershed. The majority of the watershed is in the eastern and southeastern portions of Los Angeles County, with a small portion of the southern boundary in north Orange County. The portion of the watershed that is within the City of Industry is under the authority of the Los Angeles Regional Water Quality Control Board. Drainages that lead to the San Gabriel River are Walnut Creek, San Jose Creek, Coyote Creek, and numerous storm drainage structures. Of these, San Jose Creek and Walnut Creek run through the City; San Jose Creek is a 303(d) impaired water body as identified by section 303(d) of the Clean Water Act (SWRCB 2007).

Storm drainages and channelized washes run directly from the City to these creeks and the San Gabriel River. The water quality of the San Gabriel River Watershed and Basin is directly affected by the land use in the City of Industry and surrounding cities. The industrial land uses in Industry involve the handling, use, or emission of chemicals and contaminants and can contribute to poor water quality in the San Gabriel River Watershed and Basin. Continuing to develop the City in accordance with the proposed land use plan would increase the amount of commercial and industrial land use in the City and would potentially cause significant impacts related to water quality standards. This issue will be addressed in the EIR and mitigation measures would be provided as determined appropriate by the analysis in the EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Potentially Significant Impact. The San Gabriel Groundwater Basin supplies approximately 90 percent of the San Gabriel Valley's domestic water supply. Over 400 water supply wells are used in the basin to extract groundwater for industrial, business, agricultural, and domestic uses. Forty-five different suppliers of water operate in the basin and provide drinking water to more than one million people (Industry 2010a). The City of Industry is taking steps to decrease water use and increase the amount of recycled water being pumped back into the basin or being incorporated into the City's distribution system. The City has been working with the Rowland Water District (RWD), which serves the City of Industry, unincorporated Rowland Heights, Hacienda Heights and La Puente, and the City of West Covina. RWD has also developed a recycled water

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master plan to expand its existing recycled water distribution system in order to substantially expand its recycled water customer base. The ultimate recycled water system will expand the existing supply to over 2,000 acre-feet per year, which will help offset imported water purchases. However, development in accordance with the proposed land use plan would increase water users in the City and increase the amount of impervious surface that would otherwise be available to recharge the basin. Impacts would be potentially significant and this issue will be discussed in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

Potentially Significant Impact. Buildout of the proposed land use plan may cause changes to the existing drainage patterns or substantial erosion or siltation. In most developed areas, drainage would flow within the existing stormwater drains. In areas that are currently undeveloped, such as the IBC, there is potential for drainages to be altered. Impacts would be potentially significant and additional analysis will be provided in the EIR.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Potentially Significant Impact. Buildout of the proposed land use plan may cause changes to the existing drainage patterns or flooding. In most developed areas, drainage would flow within the existing stormwater drains. In areas that are currently undeveloped, such as the IBC, there is potential for drainages to be altered. Impacts would be potentially significant and additional analysis will be provided in the EIR.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. The majority of stormwater drainage in the City of Industry is directed through a storm drain system that is maintained by the LACSD. Development of the proposed land use plan would increase the amount of impervious surface in undeveloped areas of the City, potentially causing substantial, additional sources of polluted runoff. Impacts are potentially significant and additional analysis will be provided in the EIR.

- f) Otherwise substantially degrade water quality?**

Potentially Significant Impact. Buildout of the proposed land use plan could potential affect water quality. The EIR will address potential water quality impacts and water quality standards adopted by the Los Angeles Regional Water Quality Control Board.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Less Than Significant Impact. The majority of the City is categorized as Zone X by the Federal Emergency Management Agency (FEMA). Zone X is the categorization of areas outside the 100- and 500-year floodplains. Smaller portions of northern, southern, eastern, and western Industry are designated Zone D, which indicates that they have undetermined flood hazards. No flood hazard analysis has been conducted for these areas. Because the flood risk for these areas is unknown, they would need to be determined on a



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site-specific basis. The City of Industry does not propose new housing in the General Plan Update. Therefore, impacts related to placing housing in 100-year flood hazard areas would be less than significant.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. As discussed under 3.9(g), the City is designated Zone X and Zone D under FEMA. Zone D areas have unknown flooding hazards because analysis has not been conducted for these areas. Until more analysis is completed, development in these areas may be subjected to 100-year flooding hazards. Impacts area potentially significant and additional analysis on flooding hazards will be included in the EIR.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potentially Significant Impact. There are three dam inundation areas that affect the City of Industry: the Puddingstone Dam Inundation Area, the Whittier Narrows Dam Inundation Area, and the Santa Fe Dam Inundation Area. Development in these areas would potentially expose people or structures to significant impacts related to flooding risks. Additional analysis will be provided in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. Seiches may occur in the City in areas within the flood path of the Puddingstone Dam, Whittier Narrows Dam, and Santa Fe Dam inundation areas.

Tsunamis are large ocean waves caused by underwater seismic activity. When tsunamis hit the coast, they can cause considerable damage to property and put the public at risk. The City of Industry is over 22 miles from the Pacific Ocean and is well outside the tsunami hazard zone.

Mudflows are associated with land slides and heavy rainfall. The majority of the City is not susceptible to mudflow because it is relatively flat and there are few areas with exposed soil. The two areas within the City that would pose potential risks to the public and structures are in eastern and western Industry where the topography is hillier. In eastern Industry, where the IBC site is proposed on the undeveloped land, there is potential for mudflows.

Overall, there would be no impacts related to tsunamis in the City of Industry because the City is not in a coastal area. Potentially significant impacts may occur in relation to mudflows and seiches with the implementation of the proposed land use plan. Seiches and mudflows will be discussed in more detail in the EIR.

3.10 LAND USE AND PLANNING

a) Physically divide an established community?

Less Than Significant Impact. The City of Industry is dominated by employment-based land uses, including industrial, commercial, and institutional land uses. There are no established residential land use districts and few residences in the City. Although there is no residential land use designation, the General Plan Update would allow for the existing number of residential units and the 155-bed nursing home to remain within the

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proposed land use designations. Implementation of the proposed project would not physically divide an existing community. Proposed land uses would not create any new land use barriers nor divide or disrupt the physical arrangement of the surrounding community. No significant impact would occur and this issue will not be addressed further in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The proposed land use plan would change land use designations in the City of Industry. The zoning code, last updated in 2003, may conflict in some areas with the proposed land use plan, specifically in Industry Hills and along the San Gabriel River, where the zoning is Industrial but the existing and proposed land use designations are Recreation and Open Space. The EIR will evaluate the consistency of the Industry General Plan Update with other land use plans, policies, and/or regulations governing the City of Industry.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There are no Habitat Conservation Plans (HCP), Natural Community Conservation Plans (NCCP), or any other local, regional, or state habitat conservation plans in the City of Industry (City of Industry 2010). The nearest conservation plans are regional conservation plans in the County of Los Angeles. Significant Ecological Areas (SEA) protect wetland and sensitive habitat areas. The Whittier Narrows (SEA 42) is west of the City, bordering I-605 and portions of City at Peck Road on the western edge of the City. The Rio Hondo College Wildlife Sanctuary (SEA 43) is about 650 feet southwest of the southern finger of Industry (County of Los Angeles 2009). Under the proposed General Plan Update, no development would occur in these areas because they are not within City or SOI boundaries. No conflicts with the provisions of HCPs, NCCPs, or other local, regional, or state plans would occur and there would be no impacts.



3.11 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The City of Industry is within the boundaries of two mineral resource production-consumption (P-C) regions; San Gabriel and the Claremont-Upland. Areas subject to mineral land classification studies are divided by the State Geologist into various mineral resource zones (MRZ) that reflect the levels of degree of mineral resource potential. According to the mineral land classification maps for these regions, the majority of the City of Industry is within MRZ-1, with a few scattered areas in MRZ- 3. MRZ-1 is defined as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. MRZ-3 areas contain known mineral occurrences of undetermined resource significance (CSMGB). Additionally, a few areas along the City's western boundary that abut the San Gabriel River are designated as MRZ-2, which are areas that are known to have significant mineral resource deposits (CSMGB 2004). However, according to CGS, there are no lands within the City of Industry designated by the State Mining and Geology Board as being of regional or statewide significance (Miller 2009). Furthermore, there are currently no permitted mining operations within the City of Industry. The implementation of the proposed land use plan would not impact mineral resources valued at a regional or statewide level. This issue will not be discussed in the EIR.

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b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated above in Section 3.11 (a), there are currently no permitted mining operations within the City of Industry. In addition, the City of Industry General Plan does not identify mineral resource areas within the City boundaries. The implementation of the proposed land use plan would not impact mineral resources valued at a local level. This issue will not be discussed in the EIR.

3.12 NOISE

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The City of Industry regulates noise sources within the City through the City's current General Plan Noise Element. The Industry General Plan Update would result in an increase of institutional, industrial, manufacturing, distribution/warehousing, office, and commercial land uses development within the City. Implementation of these changes may result in a temporary, periodic, or permanent increase in ambient noise in excess of standards established in the general plan or noise ordinance. The Industry General Plan Update includes an update to the noise element. A noise analysis will be conducted and issues relating to noise will be evaluated in the EIR. Mitigation measures will be recommended as appropriate.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The update to the General Plan may involve alteration and redistribution of land uses. Development of these changes may result in excessive groundborne vibration or groundborne noise levels. A noise analysis will be conducted and issues relating to groundborne vibration and noise will be evaluated in the EIR. Mitigation measures will be recommended as appropriate.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Development pursuant to implementation of the Industry General Plan Update may result in a permanent increase in ambient noise above existing levels from new stationary sources of noise and from an increase of vehicle traffic on roadways, including an increase of truck traffic. A noise analysis will be conducted and the EIR will evaluate the proposed project's potential impact on ambient noise levels. Mitigation measures will be recommended as appropriate.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Development pursuant to implementation of the Industry General Plan may result in a temporary or periodic increase in ambient noise above levels existing without the project during construction activities. A noise analysis will be conducted and the EIR will evaluate the proposed project's potential impact on ambient noise levels. Mitigation measures will be recommended as appropriate.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The City is approximately 40 miles from Los Angeles International Airport, approximately 18 miles from Ontario International Airport, approximately 5 miles from the Brackett Field Airport, and approximately 2 miles from the El Monte Airport, which is the closest major airport. No areas of the City lie within the airport land use plan or runway protection zone of any of these airports. The project would not expose people residing or working within the City of Industry to airport-related noise. Mitigation measures will be recommended as appropriate.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Potentially Significant Impact. The City of Industry has three private heliports, including Recreation and Conference Center Heliport, Los Angeles County Sheriff's Department Heliport, and Haddicks Heliport. The EIR will evaluate potential airport-related noise hazards to people residing or working within the City of Industry. Mitigation measures will be recommended as appropriate.

3.13 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Potentially Significant Impact. The City of Industry does not support a large residential population. However, as a City with a large amount of employment-based land use, population growth in the surrounding areas may occur as a result of increased employment opportunities within the City. Buildout of the proposed land use plan may have potentially significant impacts on population and housing needs in the area and this issue will be addressed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact. There are 65 dwelling units in the City of Industry. All of these residences currently exist in areas that are not designated for residential land use. Under the proposed land use plan, these areas would continue to be designated for uses other than residential and there would be no residential land use designations in the City. The absence of land designated for residential use could result in a reduction in the number of dwelling units in the City. Impacts are potentially significant and the proposed project's impact on housing will be discussed in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact. There are 65 dwelling units in the City of Industry and a 155-bed habilitation and healthcare center. The majority of the existing population in the City exists in areas that are not designated for residential land use. Under the proposed land use plan, these areas would continue to be designated for uses other than residential. There would be no residential land use designations in the City. Therefore, with the implementation of the proposed land use plan, existing housing may be redeveloped for



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other uses. Impacts are potentially significant and the proposed project's impact on housing will be discussed in the EIR.

3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Potentially Significant Impact. The City of Industry contracts fire and police services from the County of Los Angeles. The City is served by Battalion 12 of the Los Angeles County Fire Department; two fire stations are within the City, Fire Station No. 43 on Stimson Avenue and Fire Station No. 118 on Gale Avenue. The most western and eastern areas of the City are served by stations in neighboring communities. The City has proposed to build a fire station at Garcia Lane and Grand Avenue to serve the eastern end of Industry (City of Industry 2009). The buildout of the proposed land use plan includes development in currently unused areas and growth in the daily population, requiring additional fire protection. Impacts to fire protection services would be potentially significant and fire services will be discussed in the EIR.

b) Police protection?

Potentially Significant Impact. The Los Angeles County Sheriff's Department has a patrol station in the City of Industry on Hudson Avenue. The Industry station is responsible for providing police services to the cities of Industry, La Puente, and La Habra Heights, and the unincorporated county communities of East and West Valinda, Bassett/North Whittier, and Hacienda Heights. The Walnut/Diamond Bar Sheriff Station, which serves the communities of Diamond Bar, Walnut, and the unincorporated area of Rowland Heights, is located just outside the City's eastern boundary at Valley Boulevard and Grand Avenue. The buildout of the proposed land use plan would cause an increase in development and growth in the daily population, which may require additional police protection. Impacts to police protection services would be potentially significant and police services will be discussed in the EIR.

c) Schools?

Potentially Significant Impact. The City of Industry is served by seven public school districts: Basset Unified, Hacienda La Puente Unified, Mountain View Elementary, Pomona Unified, Rowland Unified, Walnut Valley Unified, and Whittier City Unified. Five school campuses are located within the City's boundaries (Will Workman High School, Sparks Elementary, Torch and Madrid Middle Schools, and Ron Hockwalt Academies Continuation School). Additionally, Hacienda La Puente Unified School District's administrative offices are located in Industry on Gale Avenue between Hacienda Boulevard and Stimson Avenue. Several other public schools are located near the boundaries of Industry. Although the proposed land use plan would not include residential land use designations, there would be potential for population growth within the seven school district enrollment boundaries because of the increased employment-based land use. Impacts to school service would be potentially significant and this issue will be addressed in the EIR.

d) Parks?

Less Than Significant Impact. Although there are no land use designations for park space in the City of Industry, there are currently 385.6 acres of park and recreation space, including commercial recreation

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space. These acres include the California Country Club, the Vineland Swap Meet grounds and drive-in theater, the Industry Hills Expo Center, the Babe Zaharias Golf Course, the Dwight D. Eisenhower Golf Course, the California Speedzone, and approximately 15 acres of local park space along Railroad Street to the west of Seventh Street. At buildout, the City would have a total of 65 residential units for a permanent population of 289 people. The City does not have an ordinance for determining the amount of park space per resident, but the proposed land use plan would designate recreation and open space in the City of Industry. Based on the Quimby Act standard rate of three acres of parkland per every 1,000 residents, the City of Industry would need to provide 0.87 acre. The City exceeds this requirement by approximately 14.13 acres (with the local park space along Railroad Street). No significant impacts to park space would occur with the buildout of the proposed land use plan.

e) Other public facilities?

No Impact. Other public services, such as a public library service, would not be affected by the proposed land use plan. The City of Industry does not have a public library system, so library services would not be affected by the proposed General Plan Update. No impacts would occur and no additional analysis is required.

3.15 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. As stated above in 3.14(d), the City of Industry has approximately 385.6 acres of land dedicated to recreational facilities and parks. The proposed land use plan has approximately 794 acres of land dedicated to recreational and open space. With implementation of the proposed project, the permanent population in the City of Industry would not increase. However, the population of surrounding cities may increase as a result of job growth in the City of Industry. These neighboring residents may use recreational facilities in the City of Industry. Because future land uses in the City would be mostly employment based, the potential for buildout of the Industry General Plan Update to impact existing neighborhood and regional parks is low. No significant impact would occur and this issue will not be evaluated further in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. As stated above in 3.14(d), the City of Industry has approximately 385.6 acres of land dedicated to recreational facilities and parks. The proposed land use plan has approximately 794 acres of land dedicated to recreational and open space. With implementation of the proposed project, the permanent population in the City of Industry would not increase. Because future land uses in the City would be mostly employment based, buildout of the Industry General Plan Update would not require construction or expansion of recreational facilities. No significant impact would occur and this issue will not be evaluated further in the EIR.

3.16 TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation



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system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The buildout of the proposed land use plan would increase the total square footage dedicated to employment-based land uses in the City. More employment-based land uses would increase jobs in the City and therefore would increase daily traffic levels (including truck traffic). The increase in traffic may conflict with local plans, policies, or ordinances regarding vehicular traffic efficiency or mass transit, bicycle, and pedestrian routes within the circulation system. Impacts are potentially significant and this issue will be discussed in more detail in the EIR.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The Los Angeles County Metropolitan Transportation Authority's (Metro) Congestion Management Plan (CMP) establishes level of service standards for roads and highways in the County of Los Angeles Highway Plan. The increase in traffic in the City of Industry may cause impact CMP roadways and intersections. Impacts would be potentially significant and additional analysis on traffic service levels will be included in the EIR.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Less Than Significant Impact. The City of Industry does not have any public or private airports and the nearest major airport is the El Monte Airport, approximately two miles to the west of the City. The buildout of the proposed land use plan is not expected to increase or alter the air traffic patterns at the El Monte Airport. There are three private heliports in the City of Industry: Recreation and Conference Center Heliport, Los Angeles County Sheriff's Department Heliport, and Haddicks Heliport. The traffic levels or patterns at these heliports would not be substantially affected by development in the City. These heliports are used by a limited number of users so traffic would not increase as a result of increased development. In addition, helicopter take-off and landing procedures do not require long runways as with planes. Surrounding development would not affect the take-off and landing procedures of helicopters at these heliports. Therefore, impacts would be less than significant and no additional analysis is needed.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The buildout of the proposed land use plan would increase the amount of industrial land uses in the City. The operational activities of these land uses may involve the use of vehicles that are incompatible with surrounding residential land uses in neighboring cities. Impacts would be potentially significant and this issue will be discussed in the EIR.

e) Result in inadequate emergency access?

Potentially Significant Impact. With the buildout of the proposed land use plan, areas of new development or redevelopment may result in roadway layouts that are inadequate for emergency access. Impacts are potentially significant and emergency access conditions will be discussed in more detail in the EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The buildout of the proposed land use plan would increase traffic in the City because of an increase in employment. Increased traffic may affect public transit facilities, including pedestrian and bicycle facilities, by worsening the safety of these facilities or by increasing their use. Impacts to public transit policies, plans, or programs for public transit facilities are potentially significant and this issue will be discussed in the EIR.

3.17 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. Wastewater service in the City of Industry is provided by the LACSD. There are 24 independent districts serving Los Angeles County, with the City of Industry located in portions of Districts 15, 18, and 21 (LACSD 2010). Cities are responsible for collection of wastewater through local lines, which feed to major trunk lines that vary from 8 inches to 144 inches in diameter. Buildout of the proposed land use plan would increase nonresidential development and associated wastewater flows into local treatment plants. The EIR will address existing and future capacity of the local treatment plants serving Industry and potential impacts generated by an increase of wastewater effluent.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As stated above in 3.17(a), the City of Industry is in Districts 15, 18, and 21 of the LACSD service area. Water supply to the City of Industry is provided by six separate water agencies: La Puente Valley County Water District, Rowland Water District, San Gabriel Valley Water Company, Suburban Water Systems, Walnut Valley Water District, and City of Industry Waterworks. Buildout of the proposed land use plan would increase nonresidential development and associated water use and wastewater flows in the City. The increase in water and wastewater flow generated by buildout of the proposed land use plan may require construction of new facilities. The EIR will address potential impacts from an increase in water and wastewater in the City.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Regional stormwater management in the City of Industry is overseen by the Flood Control District, which is under the authority and responsibility of the County of Los Angeles Department of Public Works (LADPW). Within the Flood Control District, planning and policy issues are overseen by the Watershed Management Division. Maintenance and operational efforts are overseen by the Public Works Flood Maintenance and Water Resources Divisions, respectively (LADWP 2010). Increased development in the City under the proposed land use plan would create additional impervious surfaces and stormwater runoff. Impacts to the existing stormwater system would be potentially significant. Potential impacts to the existing storm drainage system will be evaluated in the EIR.



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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. Water supply for the City of Industry is provided by six water agencies: La Puente Valley County Water District, Rowland Water District, San Gabriel Valley Water Company, Suburban Water Systems, Walnut Valley Water District, and City of Industry Waterworks. The proposed land use plan would generate approximately 12,543,488 square feet of commercial space, 91,670,004 square feet of employment space, and 521,000 square feet of recreation and open space. At buildout, these land uses, along with the institutional land uses (approximately 133 acres), would generate an increase in water demand within the City. The EIR will address the potential for buildout of the Industry General Plan Update to impact to water supplies.

e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. As stated above in 3.17(a), the City of Industry is in portions of Districts 15, 18, and 21 of the LACSD, the wastewater treatment provider. The San Jose Creek Water Reclamation Plant (WRP) treats 100 million gallons of water per day (mgd) and yields 35 mgd of recycled water. The San Jose Creek WRP is operated by the Joint Outfall System, which is the name given to the regional, interconnected system of facilities of all 17 districts of the LACSD. By buildout of the General Plan Update, nonresidential land uses in the City would increase by 12,181,457 square feet, which would increase the amount of wastewater to be treated at the San Jose Creek WRP. Impacts are potentially significant and additional analysis will be provided in the EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The LACSD are responsible for implementation of the Countywide Integrated Waste Management Plan and managing solid waste disposal on a regional basis. The City of Industry is within portions of Districts 15, 18, and 21. LACSD operates three sanitary landfills, four landfill energy recovery facilities, two recycle centers, and three materials recovery/transfer facilities, and participate in the operation of two refuse-to-energy facilities. The Puente Hills Landfill and the Puente Hills Materials Recovery Facilities (PHMRF) are on the southeast boundary of the City. Since the primary landfill for Los Angeles County (Puente Hills) is nearing capacity and opening new local landfills is difficult, the LACSD have chosen to open remote disposal sites using waste-by-rail transport. The Puente Hills Intermodal Facility (PHIMF) for the waste-by rail operation will be next to the PHMRF. This facility is expected to be operational in 2011/2012 (Industry 2008). The Proposed Land Use Plan would increase commercial, industrial, institutional, and recreational land uses within the City's boundaries. This would cause an increase in solid waste generation, and impacts to the existing facilities in the City are potentially significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The project would comply with federal, state, and local laws and regulations governing solid waste. The Resource Conservation and Recovery Act (RCRA) of 1976 and the Solid Waste Disposal Act of 1965 govern solid waste disposal. In addition, the California Department of Resources Recycling and Recovery (CalRecycle) enforces AB 939, the Integrated Waste Management Act. AB 939 requires jurisdictions to divert 50 percent of their solid waste from landfills (i.e., recycle, reuse, or salvage). The most recent data for the City of Industry indicates that the City is diverting 65 percent of solid waste into recycling, composting, or waste-to-energy programs. In 2007, CalRecycle changed its methods for measuring the

success of local waste diversion programs by implementing a per capita goal and electronic reporting. The 50 percent per capita disposal target is based on the average of 50 percent of generation in 2003 through 2006 expressed in terms of per capita disposal (population or employment, whichever figure is more relevant). While the City of Industry does not have information certified by CalRecycle indicating that it has met this requirement, the City would maintain existing waste diversion programs. Buildout of the Industry General Plan Update would not affect the City's ability to meet the required AB 939 waste diversion requirements. Therefore, no impacts would occur and this issue will not be addressed in the EIR.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. The proposed land use plan would cause potentially significant impacts to biological resources, including areas of native habitat and riparian areas, and to cultural resources, including archaeological and paleontological resources. Impacts would be potentially significant and these issues will be discussed in more detail in the EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. The City of Industry General Plan Update would affect existing land uses and development throughout the City. The EIR prepared for the proposed project in and of itself is cumulative in nature because it will look at the impacts of multiple actions taking place in the City over the next 20 years as a result of the proposed project. Cumulative impacts associated with buildout of the General Plan Update will be evaluated in the EIR.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. As discussed in this initial study, the proposed land use plan and General Plan Update would have potentially harmful effects on the environment, which would in turn affect humans either directly or indirectly. These impacts would be in the categories of air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation and traffic, and utilities and service systems. The potentially significant environmental impacts occurring in these categories will be addressed in the EIR.



3. Environmental Analysis

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4. *Consultant Recommendation*

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Industry prepare an Environmental Impact Report (EIR) for this project. We find that the project could have potentially significant effects on the environment. We recommend that the third category be selected for the City's determination (See Section 5, *Lead Agency Determination*).

3/24/11

Date

for [Signature]

Dwayne Mears, AICP, for The Planning Center



4. Consultant Recommendation

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5. *Lead Agency Determination*

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

B. James
Signature

3-17-11
Date

BRIAN JAMES
Printed Name

GENERAL PLAN EIR
For



5. Lead Agency Determination

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NOTICE OF PREPARATION OF DRAFT EIR NOTICE OF PUBLIC SCOPING MEETING

SUBJECT: Notice of Preparation of Draft Environmental Impact Report

PROJECT TITLE: Industry General Plan Update

PROJECT LOCATION: City of Industry

APPLICANT: City of Industry
15625 East Stafford Street, Suite 100
City of Industry, CA 91744

LEAD AGENCY: City of Industry

The City of Industry has prepared an Initial Study for the proposed project and has determined that an Environmental Impact Report (EIR) is necessary. The City of Industry is the Lead Agency for the project. Interested public agencies, individuals, and groups are invited to comment on the scope of the EIR.

Notice of Public Scoping Meeting:

Please join us at **10:00 AM on Tuesday, April 19, 2011**, at the City of Industry City Hall at **15651 Stafford Street**, to discuss potential environmental impacts associated with the development of the proposed project.

Notice of Preparation of Draft Environmental Impact Report

Comments on the Notice of Preparation (NOP)/Initial Study must be received no later than 5:00 PM, Tuesday, April 26, 2011. The project description, location, and an analysis indicating potential environmental impacts of the proposed project are provided in the Initial Study, which is available for public review at the City of Industry Planning Department at 15625 East Stafford Street, Suite 100. The following is a brief summary of the proposed project:

The proposed project is the update of the City's General Plan. The Industry General Plan Update will shape development within the City for the next 20 years or more. The elements to be included in the update are Land Use, Circulation, Safety, Conservation, Open Space, Noise, and Housing. Buildout of the City of Industry General Plan Update would accommodate a total of 12,543,487 square feet of commercial space, 91,670,004 square feet of employment space, and 521,000 square feet of recreation and open space. Although there is no residential land use designation, the General Plan Update would retain the existing number of residential units and the 155-bed nursing home within the proposed land use designations. Buildout of the City's sphere of influence would accommodate an additional 26,136 square feet of commercial space and 7,042,560 square feet of employment space.

Your comments regarding the forthcoming EIR must be written and submitted to:

Brian James, Senior Planner
15625 East Stafford Street, Suite 100
City of Industry, CA 91744

Telephone: (626) 333-2211
Facsimile: (626) 961-6795
Email: bdjames@cityofindustry.org