Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND

Lead Agency: City of Industry

Contact Name: Dina Lomeli

Email: dlomeli@cityofindustry.org Phone Number: 6262223311

Project Location: 15940-City of Industry, *City* Los Angeles *County*

Project Description (Proposed actions, location, and/or consequences).

Development Plan 22-07, General Plan Amendment 22-02, Zone Amendment 22-02, and Parcel Map 356 for the construction of the proposed Amar Industry Hills Development on approximately 10.09 acres of non-vacant land, the demolition of ten existing buildings totaling 150,454 square feet, and the construction of a new 205,460 square-foot industrial building (" Project "). The following applications for the Project are proposed:
? A General Plan Amendment (" GPA ") to change the General Plan land use designation from Commercial to Employment for Assessor ' s Parcel Numbers 8250-001-011 and 8250-001-012.
? A Zone Change (" ZC ") to change the zone classification from Commercial (C) to Industrial (M) for Assessor ' s Parcel Numbers 8250-001-011 and 8250-001-012.
? A Parcel Map Application for Tentative Parcel Map No. 356, which involves merging the seven (7) existing parcels into a single 10.09-acre parcel and will result in the abandonment of the right-of-way and easements for Kaplan Avenue.
? A Development Plan (" DP ") for the proposed construction of a 205,460 square-foot tilt-up concrete industrial building and associated improvements

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources |
BIO-1: Pre-Construction Nesting Bird Survey:If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project Site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than 15 days prior to the commencement of construction.
In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).
Cultural Resources |
CUL-1:Inadvertent Archaeological Discovery: If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appear to be evidence of cultural or archaeological resource are discovered, the Property owner shall immediately advise the City of such, and the City shall cause all further excavation or other disturbance of the affected area to immediately cease.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A