



CITY OF INDUSTRY

15625 Mayor Dave Way. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING NOTICE REGARDING: DEVELOPMENT PLAN 22-07, GENERAL PLAN AMENDMENT 22-02, ZONE AMENDMENT 22-02, AND PARCEL MAP 356, FOR ASSESSOR'S PARCEL NUMBERS 8250-001-011, 8250-001-012, 8250-001-013, 8250-001-014, 8250-001-015, 8250-001-016, AND 8250-001-017, CITY OF INDUSTRY, CA 91744

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations pertaining to the California Environmental Quality Act, and the Industry Municipal Code, this is to advise you that the Planning Department of the City of Industry has prepared an Initial Study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: 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.

Location: Assessor's Parcel Numbers 8250-001-011 and 8250-001-012. 8250-001-011, 8250-001-012, 8250-001-013, 8250-001-014, 8250-001-015, 8250-001-016, 8250-001-017.

Environmental Determination: It has been determined through an Initial Study ("IS") that the proposed project has the potential for significant effects in environmental topics that include Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, but each of those potential impacts are mitigated to less than significant with the mitigation measures identified in the proposed Mitigated Negative Declaration.

The project site is not included on any lists of hazardous waste sites enumerated pursuant to Section 65962.5 of the California Government Code (Cortese List).

The Initial Study/Environmental Checklist that has been prepared for the project recommends that the lead agency adopt a Mitigated Negative Declaration for the project pursuant to Section 21080 (c) of the Public Resources Code.

Environmental Review And Public Comment: The NOA 20-day comment period: opens January 26, 2024 and closes at 5:00 p.m. February 14, 2024. The circulation of the Draft IS/MND is to encourage written public comments. Interested parties can review the Draft IS/MND at the City of Industry Administrative Offices, 15625, Mayor Dave Way, Industry, California 91744.

You may obtain the document in electronic format on the City's website, cityofindustry.org. Please contact Dina Lomeli, Contract Senior Planner, at the City of Industry at 626-333-2211 or by email at dlomeli@cityofindustry.org if you have questions.

Please submit comments to Dina Lomeli, Contract Senior Planner via email at dlomeli@cityofindustry.org or written comments to:

Dina Lomeli, Contract Senior Planner
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