Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING NOTICE REGARDING: DEVELOPMENT PLAN 22-07, GENERAL PLAN AMENDMENT

Lead Agency: City of Industry
Contact Person: Dina Lomeli
Mailing Address: 15625 Mayor Dave Way
Phone: 6263332211
City: City of Industry
Zip: 91744
County: Los Angeles

Project Location: County: Los Angeles County
City/Nearest Community: City of La Puente
Cross Streets: Amar Road & Echelon Ave
Zip Code: 91744
Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ′ 07.8 ″ N / 117 ° 56 ′ 06.2 ″ W
Total Acres: 10.09
Assessor's Parcel No.: 8250-001-011, 8250-001-012, 8250-001-013, 8250-001-014, 8250-001-015, 8250-00
Section: 00
Twp.: 1-South
Range: 10 West
Base:
Within 2 Miles: State Hwy #: N/A
Waterways: LA County Flood Control District
Airports: N/A
Railways: N/A
Schools: Workman Mill High School

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☐ General Plan Update
- ☒ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☒ Other: Parcel merger of seven lots.

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☒ Industrial: Sq.ft. 205460 Acres 10.09 Employees 100
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☐ Aesthetic/Visual
- ☐ Agricultural Land
- ☐ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☐ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☒ Toxic/Hazardous
- ☐ Traffic/Circulation
- ☐ Vegetation
- ☐ Water Quality
- ☐ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☐ Growth Inducement
- ☐ Land Use
- ☐ Cumulative Effects
- ☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Employment and Commercial and Zoning Designation: Industrial and Commercial

Project Description: *(please use a separate page if necessary)*

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/26/2024 Ending Date 2/14/24

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: _____ **Date:** 1/26/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.