

**Notice of Determination****Appendix D****To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk

County of: Los Angeles

Address: 12400 Imperial Highway  
Norwalk, CA 90650

**From:**

Public Agency: City of Industry  
 Address: 15625 East Stafford Street  
City of Industry, CA 91744  
 Contact: Dina Lomeli, Contract Senior Planner  
 Phone: (626) 333-2211 Ext. 115

Lead Agency (if different from above):  
 \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: Amar Industry Hills Development

Project Applicant: Amar Industry Hills, LLC

Project Location (include county): 15940-16016 Amar Road & 15940-16040 Kaplan Avenue, City of Industry,  
County of Los Angeles, Ca 91744

**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

This is to advise that the City of Industry has approved the above  
 ( Lead Agency or  Responsible Agency)

described project on August 22, 2024 and has made the following determinations regarding the above described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.

6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Industry City Hall, Planning Department, 15625 Stafford Street, Industry, CA 91744

Signature (Public Agency): \_\_\_\_\_ Title: Contract Senior Planner

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011