



CITY OF INDUSTRY

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

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION REGARDING: DEVELOPMENT PLAN 23-01 FOR 14940 PROCTOR AVENUE, CITY OF INDUSTRY, CA 91746

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 23-01, for the construction of the proposed 14940 Proctor, LLC Development on approximately 7.59 acres of non-vacant land, the demolition of the existing building totaling 90,828 square feet, and the construction of a new 165,537 square-foot tilt-up concrete industrial building and associated improvements.

Location: The project area consists of two (2) parcels: Assessor's Parcel Number (APNs) 8208-002-043 and 8208-002-049 also identified as 14940 Proctor Avenue, City of Industry, CA 91746.

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, Hydrology and Water Quality, 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 identified on the EnviroStor database, however, the site is identified on the Hazardous Waste and Substance Site List (HIST Cortese) 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 August 2, 2024 and closes at 5:00 p.m. August 21, 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, <https://www.cityofindustry.org/city-hall/departments/development-services/planning/large-development-projects>. Please contact Eduardo Manriquez, Contract Associate Planner, at the City of Industry at 626-333-2211 or by email at emanriquez@cityofindustry.org if you have questions.

Please submit comments to Eduardo Manriquez, Contract Associate Planner via email at emanriquez@cityofindustry.org or written comments to:

Eduardo Manriquez, Contract Associate Planner
City of Industry – Planning Department
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