

NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 Mayor Dave Way,
City of Industry, CA 91744

Project Title: Development Plan Application No. 23-08

Project Location - Specific: 17355 Railroad Street, City of Industry, California,

Project Location-City: APN 8264-024-010, City of Industry

Project Location-County: Los Angeles

Description of Project: Adoption of a Resolution approving Development Plan Application No. 23-08 with conditions of approval, for the construction of a 40,163 square foot expansion and associated improvements to an existing 104,212 square foot industrial building located at 17355 Railroad Street, City of Industry, California, and adopting a Notice of Exemption regarding same, and making findings in support thereof

Name of Public Agency Approving Project: City Council, City of Industry

Name of Person or Agency Carrying Out Project: Yum Yum Donut Shops, Inc.

Exempt Status: (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15332 (Class 32)
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: In accordance with the provisions of the California Environmental Quality Act ("CEQA") Guidelines, this project is Categorically Exempt pursuant to Section 15332 (Class 32 In-fill development Projects). Class 32 consists of projects characterized as in-fill development meeting the conditions described below.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the general plan designation and regulations. The permissible land uses in the Employment land use designation include such uses as manufacturing, warehouses, and storage. Additionally, The proposed building expansion is consistent with the City's General Plan because the Project provides an expansion to an existing building that is of high architectural design, along with new infrastructure that will enhance the property value, therefore complying with the General Plan Policy LU5 that states the City should provide "[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment." Also, the new development is consistent with Policy LU2-6, which states the City should "[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction projects" because the building expansion will be solar ready, it is an energy saving design.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development occurs within City limits on a property that is 6.59 acres and is surrounded by urban uses to the north, south, east, and west. The Property is rectangularly shaped and is generally bordered by interstate 10 (I-10) to the north, State Route ("SR") 605 freeway to the west, Southern Pacific Railroad to the south and east. While the Project is located on a 6.59-acre property, the actual construction will occur on

only a portion of the 6.59 acres. The Project consists of an expansion of 40,163 square - feet of actual building and will only disturb 2.17 acres of site and therefore the infill exemption may be utilized.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

Pursuant to the General Plan Element 3. Resource Management Section 3.1: “[s]ince the city is urbanized and largely built out, it does not contain significant biological resources”, Consistent with the observation made in the general plan, the Project site is developed with an existing industrial building and was previously disturbed for the construction of that building. Given the built out nature of the site, and the fact that the site is surrounded by developed, industrial uses, the Project site has no value as habitat for endangered, rare, or threatened species and does not contain any endangered habitat Furthermore, no areas of the City are within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan as stated in the General Plan Element 3.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic – Less than significant traffic impacts are anticipated because the proposed development does not exceed the City’s adopted VMT baseline and thresholds of significance and was screened out from further traffic analysis.

Noise – There will be less than significant impacts to noise because the proposed Project is located in an urbanized Industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the LA County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Attachment 1) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 2.08.390).

Air Quality – There will be less than significant impacts to air quality because the temporary construction and post construction operations will not exceed the threshold of significance and will be conditioned (in the attached conditions of approval) that the Applicant, property owner, construction contractors, and business owners will be required to comply with the requirements of the California State Building Code, all State and Federal standards regarding air quality, and the City’s General Plan and Municipal Code.

Water Quality – There will be less than significant impacts to water quality because the Project will comply with all requirements set forth by the Los Angeles County Regional Water Quality Control Board and Best Management Practices (BMPs). Also, the Project is required to have an approved Low impact Development (LID) plan and Water Quality Management Plan approved by the Engineering Department in order to construct and has already received said approval.

(e) The site can be adequately served by all required utilities and public services.

The Project site is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. All roads and utilities are existing and maintained by the City and the respective utility entities and have served the industrial use at the Property for many years and are suitable for the expansion of the building.

In conclusion, the proposed Project has been reviewed for consistency with the requirements of the CEQA guidelines. Staff has determined that the Project is exempt pursuant to Section 15332 (In-fill Development Projects) for the reasons described above.

Lead Agency

Contact Person: Dina Lomeli

Telephone: (626) 333-2211

Signature: 

Date: 8/28/2024

Title: Contract Senior Planner