



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

MITGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ZONING CODE AMENDMENT NO. 24-07 (REGULATIONS FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES IN THE INDUSTRIAL ZONE), CONDITIONAL USE PERMIT NO. 24-03, DEVELOPMENT PLAN NO. 24-09, AND COMMUNITY BENEFIT AGREEMENT NO. 25-01 FOR THE DEVELOPMENT OF A BESS FACILITY LOCATED AT 16233, 16207, AND 16253 GALE AVENUE (ASSESSOR'S PARCEL NUMBERS 8242-016-033, -034, -036, -044, AND -061)

NOTICE IS HEREBY GIVEN that the City Council of the City of Industry will hold a public hearing on February 12, 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, in the Council Chambers, located at 15651 Mayor Dave Way, City of Industry, California, to consider the following matter:

Project Description: Consideration of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Zoning Code Amendment No. 24-07, an Amendment to the Zoning Code to amend Chapter 17.16.010 (Permitted Uses) of Chapter 17.16 (Industrial Zone) and add Chapter 17.20 (Battery Energy Storage System Facilities) to Title 17 (Zoning).

Further, consideration of approving a Conditional Use Permit for the operation of a BESS facility, approving a Development Plan No. 24-09 for the site design and construction of a BESS facility, approving Community Benefit Agreement No. 25-01.

Project Location: Zoning Code Amendment No. 24-07 applies to Industrial Zones within the City. Conditional Use Permit No. 24-03, Development Plan No. 24-09, and Community Benefit Agreement No. 25-01 apply to 16233, 16207, and 16253 Gale Avenue (Assessor's Parcel Numbers 8242-016-033, -034, -036, -044, and -061)

Planning Commission Determination: On January 27, 2026, the Planning Commission conducted a duly noticed public hearing on the Project and adopted the following:

- Resolution No. PC 2026-01, recommending that the City Council approve the IS/MND;
- Resolution No. PC 2026-02, recommending that the City Council approve Zoning Code Amendment No. 24-07, with the revision in Section 17.5.070(c)(2) of the Proposed Ordinance – to change the word "facilities" to "BESS enclosure" to provide greater clarity for staff to implement the ordinance;
- Resolution No. PC 2026-03, recommending that the City Council approve Development Plan Application No. 24-09 for the development of the proposed BESS facility; and
- Resolution No. PC 2026-04, recommending that the City Council approve Conditional Use Permit No. 24-03 to allow the proposed BESS facility.

The Planning Commission further recommended that the City Council approve Community Benefit Agreement No. 25-01, by minute order.

A copy of all relevant material, including the ordinance, are on file in the City Administrative Offices, 15625 Mayor Dave Way, Suite 100, City of Industry, California 91744 or via the City of Industry's website at www.cityofindustry.org. Please contact Kathy Tai, Development Services Manager, at the City of Industry at 626-333-2211 extension 232 or by email at ktai@cityofindustry.org if you have questions.



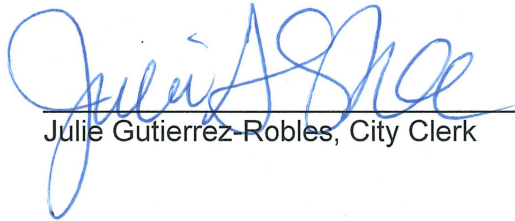
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The time, date and place of such hearing is as follows:

Time: 9:00 a.m.
Date: February 12, 2026
Place: City Council Chamber
15651 Mayor Dave Way
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Mayor Dave Way, Suite 100, City of Industry, CA 91744 or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the proposed ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council of the City of Industry at, or prior to, the public hearing.



Julie Gutierrez-Robles, City Clerk