



CITY OF INDUSTRY

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

NOTICE OF PUBLIC HEARING NOTICE REGARDING INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. 22-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO EMPLOYMENT, AND ZONE CHANGE NO. 22-02 TO CHANGE THE ZONING CLASSIFICATION FROM COMMERCIAL (C) TO INDUSTRIAL (M), FOR PROPERTIES LOCATED AT 15940 AND 16016 AMAR ROAD (ASSESSOR'S PARCEL NUMBERS 8250-001-011 AND 8250-001-012); TENTATIVE PARCEL MAP NO. 22-01 (TPM 083978) TO MERGE SEVEN (7) EXISTING PARCELS LOCATED AT 15940-16016 AMAR ROAD AND 15940-16040 KAPLAN AVENUE INTO A SINGLE 10.09-ACRE PARCEL; AND DEVELOPMENT PLAN APPLICATION NO. 22-07 FOR THE PROPOSED CONSTRUCTION OF A 205,460 SQUARE-FOOT TILT-UP CONCRETE INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS ON THE SEVEN EXISTING PARCELS

Public Meeting: Notice is hereby given of a public hearing before the City of Industry City Council, to be held on Thursday, August 22, 2024, at 9:00 a.m. in the City Council Chamber, 15651 Mayor Dave Way, City of Industry, CA 91744 to consider the proposed project described above.

Project Description: Amar Industry Hills LLC ("Applicant"), submitted to the City of Industry ("City") applications for a General Plan Amendment ("GPA"), Zone Change ("ZC"), Tentative Parcel Map ("TPM"), and Development Plan ("DP") for the construction of the proposed Amar Industry Hills Development, on approximately 10.09 acres of developed land ("Project") located at 15940-16016 Amar Road and 15940-16040 Kaplan Avenue in the City ("Project Site"). The Project Site includes seven (7) parcels: Assessor's Parcel Numbers (APNs) 8250-001-011, 8250-001-012, 8250-001-013, 8250-001-014, 8250-001-015, 8250-001-016, and 8250-001-017. The following applications for the Project are proposed:

- General Plan Amendment No. 22-02 ("GPA 22-02") to change the General Plan land use designation from Commercial to Employment for Assessor's Parcel Numbers 8250-001-011 and 8250-001-012; and
- Zone Change No. 22-02 ("ZC 22-02") to change the zone classification from Commercial (C) to Industrial (M) for Assessor's Parcel Numbers 8250-001-011 and 8250-001-012; and
- Parcel Map No. 22-01 for Tentative Parcel Map No. 083978 ("TPM 22-01"), which involves merging 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.
- Development Plan No. 22-07 ("DP 22-07") for the demolition of ten buildings and the proposed construction of a 205,460 square-foot tilt-up concrete industrial building and associated improvements.

Environmental Determination: In accordance with the provisions of the California Environmental Quality Act ("CEQA"), (Cal. Pub. Resources Code §§21000 *et seq.*), an initial study was performed, the result of which was the preparation and circulation of a mitigated negative declaration ("IS/MND") analyzing the proposed Project and concluding that the approval of the Project does not have a significant effect on the environment because the impacts of the Project could all be mitigated to levels below established CEQA thresholds of significance with the adoption of mitigation measures and enforcement of such measures through a Mitigation Monitoring and Reporting Program ("MMRP").

The Notice of Availability and Notice of Intent was published in the San Gabriel Valley Tribune newspaper on January 26, 2024, and the IS/MND was circulated for public and agency review and comment on January 26, 2024, through and including, February 14, 2024. Copies of the IS/MND were made available to the public at the City of Industry City Hall on January 26, 2024, and the IS/MND was distributed to interested parties and agencies.

The IS/MND and MMRP concluded that implementation of the project could result in a significant effect on the environment and identified a mitigation measure that would reduce the significant effects to a less-than-

significant level. The project has the potential for significant effects in environmental topics Biological Resources, Cultural Resources, Geology and Soils, Hazardous and Hazardous Materials, 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.


Planning Commission Determination: On July 9, 2024, the Planning Commission conducted a duly noticed public hearing on the Project and adopted Resolution No. PC 2024-08, Resolution No. PC 2024-09, Resolution No. PC 2024-10, Resolution No. PC 2024-12 and Resolution No. PC 2024-13 recommending that the City Council approve General Plan Amendment 22-02, Zoning Ordinance Amendment 22-02, Tentative Parcel Map 22-01, Development Plan 22-07 and the Initial Study/Mitigated Negative Declaration.

Location: APN 8250-001-011 (15940 Amar Rd) and APN 8250-001-012 (16016 Amar Rd). APN 8250-001-013 (16023 Kaplan Ave), APN 8250-001-014 (15941 Kaplan Ave), APN 8250-001-015(15940 Kaplan Ave), APN 8250-001-016(16000 Kaplan Ave), and APN 8250-001-017(16040 Kaplan Ave).

A copy of all relevant material is available at the City of Industry administrative offices. Please contact Dina Lomeli, Contract Senior Planner, at the City of Industry at 626-333-2211 or by email at dlomeli@cityofindustry.org if you have questions.

Please submit comments to Dina Lomeli, Contract Senior Planner via email at dlomeli@cityofindustry.org or written comments to:

Dina Lomeli, Contract Senior Planner
City of Industry
Planning Department
15625 Mayor Dave Way
City of Industry, CA 91744



Julie Gutierrez-Robles, City Clerk