

**NOTICE OF EXEMPTION**ON March 31 2026UNTIL April 30 2026

**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

REGISTRAR – RECORDER/COUNTY CLERK

**Project Title:** Mounting Biking Trail at Industry Hills, Phase III – Design & Build Services

**Project Location - Specific:** 1 Industry Hills Parkway

**Project Location-City:** City of Industry

**Project Location-County:** Los Angeles

**Description of Project:** The improvements include construction of a 3.8 km mountain bike trail within the hillside of an existing golf course. The project will require grading of the hillside to construct trails that vary in width and construct temporary and permanent structures for the mountain bike riders and pedestrians to maneuver throughout the course, with a total of 3.010 acres to be disturbed during grading and construction activities.

**Name of Public Agency Approving Project:** City of Industry

**Name of Person or Agency Carrying Out Project:** City of Industry

**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:*

2026 070540



**FILED**  
 Mar 31 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by NICOLE CORONA

**Reasons why project is exempt:** Section 15332 of the CEQA Guidelines identifies the Class 32 categorical exemption for projects characterized as infill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign infill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet conditions (a) through (e) described in the analysis 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 location has a General Plan land use designation of Recreation and Open Space and is zoned Recreation and Open Space, which allows indoor and outdoor recreational facilities. The project generally conforms to General Plan policies and zoning regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is limited to 3.010 acres of the grading and construction activities within the existing golf course site.

(c) The Project site is currently developed and surrounded by an existing golf course, hotel and conference center. Pursuant to the General Plan Element 3. Resource Management Section 3.1: "Since the city is urbanized and largely built out, it does not contain significant biological resources", therefore, the Project site has no value as habitat for endangered, rare, or threatened species and does not contain any endangered habitat because it is a fully operational golf course, hotel and conference center. 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. Therefore,

the Project site has no value as habitat for endangered, rare or threatened species, and the Project qualifies for an exemption under CEQA Guidelines Section 15332(c) as a Class 32 urban in-fill development under this criteria.

(d) The Project site is currently developed and surrounded by the golf course, hotel and conference center. The existing development was developed and has operated since the 1980s and potential effects to traffic, noise, air quality and water were taken into consideration and accounted for at the time the original development was built. The proposed project is permitted by the Zoning Code, and the Project's improvements will be constructed and operated in compliance with all applicable development standards. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The Project site is situated in an area of the City that is fully developed. All necessary public services and utilities are readily available to adequately serve the site. The Project site is currently served by all of the City's public services, including Sheriff and fire protection. Therefore, the proposal is exempt from environmental review.

**Lead Agency**

Contact Person: Bing Hyun Telephone: (626) 333-2211

Signature:  Date: 3.17.26

Title: Assistant City Manager

