

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: CRP IV Valley Center, LLC

Lead Agency: City of Industry Contact Person: Mike Poland
 Mailing Address: 15625 Mayor Dave Way Phone: 6266223311
 City: City of Industry Zip: 91744 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Avocado Heights / City of Industry
 Cross Streets: East Valley Boulevard & South 6th Avenue Zip Code: 91746

Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 10 " N / 117 ° 58 ' 42 " W Total Acres: 6.47

Assessor's Parcel No.: 8206-027-058 & 8206-027-080 Section: 00 Twp.: 1S Range: 10W Base: _____

Within 2 Miles: State Hwy #: SR 60 Waterways: San Jose Creek
 Airports: N/A Railways: Union Pacific Railroad Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 140,720 Acres 6.47 Employees 1+
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Industrial/ Employment

Project Description: *(please use a separate page if necessary)*

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/6/2026 Ending Date 5/25/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Casc Engineering and Consulting, Inc</u>	Applicant: <u>CapRock Partners</u>
Address: <u>1470 E. Cooley Drive</u>	Address: <u>1300 Dove Street, Suite 200</u>
City/State/Zip: <u>Colton, CA 92324</u>	City/State/Zip: <u>Newport Beach, CA 91730</u>
Contact: <u>Frank Coyle</u>	Phone: _____
Phone: <u>9093627645</u>	

Signature of Lead Agency Representative: Mike Poland Date: 04/30/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

CRP IV Valley Center, LLC, submitted to the City of Industry an application for Annexation (“Annex”), a Development Plan (“DP”), General Plan Amendment (“GPA”) and Zone Change (“ZC”) for the proposed construction of an industrial warehouse on approximately 6.47 acres of non-vacant land at 184 South 6th Avenue, located at the southeast corner of 6th Avenue and Valley Boulevard, in the northwestern portion of the City (“Project site”).

The Project site is bound by Valley Boulevard to the northeast, 6th Avenue to the northwest, and a Union Pacific Railroad right-of-way to the southeast and is surrounded by warehousing/manufacturing uses to the north (across Valley Boulevard), south and east. Commercial uses are located west of the Project site (across 6th Avenue), in unincorporated Los Angeles County.

The Project site consists of two (2) parcels: Accessor’s Parcel Numbers (APNs) 8206-027-058 and -080, of which APN 8206-027-080 is located in Avocado Heights, an unincorporated portion of Los Angeles County, and requires annexation into the City of Industry. Annexation approval is granted through the City, Los Angeles County, and the Local Agency Formation Commission of the County of Los Angeles (LAFCO). The Project will include a lot tie through a covenant agreement, which will be coordinated with the City’s Engineering Department and included as a condition of approval.

The City’s General Plan land use designation for APN: 8206-027-058 is Employment and the zoning designation is Industrial (M). The County’s General Plan land use designation for APN 8206-027-080 is Light Industrial (IL) and zoned Restricted Heavy Manufacturing (M-1.5). Accordingly, the proposed General Plan land use designation for the parcel requiring annexation into the City, is Employment, and the proposed zoning designation is Industrial (M).

The Applicant proposes to construct a new 140,720 sq. ft. tilt-up concrete industrial building to accommodate a single tenant for manufacturing and warehousing/distribution uses. The front of the building will be oriented towards Valley Boulevard and a proposed truck yard, including dock-high doors and truck parking spaces, will be oriented towards the southeastern portion of the site. Access to the truck yard will be provided via an eight-foot-tall (8’) high tube steel sliding gate as well as two (2) eight-foot-tall (8’) tilt-up concrete screen walls. The proposed building consists of 130,720 sq. ft. of warehouse space and 10,000 sq. ft. of office space split between two stories. The proposed building will be forty-eight feet (48’) high (“Project”).