

# 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 6<sup>th</sup> Avenue, located at the southeast corner of 6<sup>th</sup> Avenue and Valley Boulevard, in the northwestern portion of the City (“Project site”).

The Project site is bound by Valley Boulevard to the northeast, 6<sup>th</sup> 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 6<sup>th</sup> 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”).