

May 2022 | Addendum to
Industry Business Center EIR (SCH 2003121086)

Industry Business Center

City of Industry

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1. Introduction

1.1 BACKGROUND, PURPOSE, AND SCOPE

The City of Industry City Council certified the Industry Business Center (IBC) Project Environmental Impact Report (State Clearinghouse No. 2003121086) on October 28, 2004 (2004 IBC EIR). The IBC (project site or IBC project site) is at the corner of Grand Avenue and Baker Parkway on the eastern boundary of the city, in Los Angeles County. The 2004 IBC EIR evaluated the development of approximately 4,146,000 net square feet of commercial and/or office space and 633,000 net square feet of industrial park space for a combined total of 4,779,000 square feet of building area on an approximately 597-acre site. Since the certification of the 2004 IBC EIR, several addenda were prepared. The Approved Project consists of the project analyzed under the 2004 IBC EIR as modified through these addenda (collectively, the “Certified EIR”).

- **IBC Tentative Parcel Map (TPM) 352 Addendum.** Approved in June 2018, this addendum was for a project that subdivided an existing 597-acre parcel at the IBC site into 5 numbered and 10 lettered parcels and realigned “B” Street.
- **IBC TPM 353 Addendum.** Approved in January 2019, this addendum was for a project that subdivided an existing 341.60-acre parcel at the IBC site into 8 numbered and 10 lettered parcels and added 2 new roadways.
- **IBC Addendum for Development Plans 19-03 and 19-04.** Approved on September 26, 2019, the addendum for Development Plan (DP) 19-03 permitted development of a 623,480-square-foot concrete tilt-up building (Building 2) on a 34.1-acre site (Parcel 3) in Parcel Map No. 352; DP 19-04 permitted development of a 64,000-square-foot (Building 11) and 60,000-square-foot (Building 12) concrete tilt-up buildings on Parcel 8 in Parcel Map No. 353. These Development Plans transferred 118,480 square feet designated for office use to industrial but did not increase the overall building area of 4,779,000 square feet at the IBC project site. The industrial space increased from 633,00 square feet to 751,480 square feet.
- **Addendum to the IBC EIR and the Industry East Project EIR.** This Addendum addressed the relocation of a proposed fire station site, which was included in the 2004 IBC EIR near the southwest corner of the Grand Avenue and Baker Parkway intersection (Grand/Baker site), to the southeast corner of the Grand Avenue and Garcia Lane intersection (Grand/Garcia Lane site). The industrial development that would have occurred at the Grand/Garcia Lane site, previously considered in the Industry East Project EIR, was relocated to the Grand/Baker site. The Industry East development project is also known as Grand Crossing. In essence, the changes entailed exchanging the originally proposed uses at the two sites. The Industry East EIR was certified on August 24, 2000 (SCH #1999101072). The Grand/Baker and Grand/Garcia Lane sites are approximately one-half mile apart, and both are within the eastern portion

1. Introduction

of the city. The 2004 IBC EIR did not include development of a fire station; it only included a fire station site for the potential development by the Los Angeles County Fire Department.

- **Addendum to Industry Business Center EIR, March 2021.** This Addendum addressed the project applicant's proposed conversion of the original mixed-use project to an all-industrial development. The project included eight industrial concrete tilt-up buildings totaling 4,355,340 square feet of industrial building space in the IBC project site. The industrial building space could include warehousing and distribution, manufacturing, assembly, or light industrial. The Approved Project now allows 5,106,820 square feet of total building area in the IBC.

The project applicant proposes to convert Building 8 into two new industrial buildings on the same lot. Building 8 will consist of 145,080 square feet of building space and Building 9 will consist of 209,420 square feet. This "Modified Project" is a reduction of 160 square feet of building space compared to the Approved Project for Building 8 (354,660 square feet).

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City is the lead agency with the responsibility of deciding whether to approve the requested action. This Addendum substantiates that no supplemental or subsequent EIR is required for the Modified Project pursuant to Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines. In comparison to the 2004 IBC EIR, the Modified Project would not result in new or substantially more severe environmental impacts. Further, since the certifications of 2004 IBC EIR, there have been no substantial change with respect to the circumstances under which the project is being undertaken that would require major revisions to the EIR.

1.2 ENVIRONMENTAL PROCEDURES

1.2.1 CEQA Requirements

According to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:

1. Introduction

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
- b. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to an EIR is appropriate when none of the above conditions are present and some changes or additions to the previously certified EIR are necessary.

After careful consideration of the potential environmental impacts of the project applicant's request, the City, as lead agency, has determined that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred. The City, therefore, has determined that the circumstances described in CEQA Guidelines Section 15164 apply to the Modified Project, and an Addendum to the Certified EIR is appropriate. This Addendum compares the Modified Project to the designated land uses and impacts for the IBC project site under the Approved Project as included in the Certified EIR.

1.2.2 Scope of Subsequent Analysis

The scope of the review for project-related impacts in this Addendum is limited to changes between the Approved Project and Modified Project. The Certified EIR, including previously adopted Addenda and the approved mitigation, effectively serve as the baseline for the environmental impact analysis of the Modified Project. As required by CEQA, this Addendum also addresses changes in circumstances or new information that would potentially involve new environmental impacts.

1.3 CONTENT AND ORGANIZATION OF THIS ADDENDUM

This Addendum relies on the CEQA Guidelines' Appendix G checklist, which addresses environmental issues topic by topic. Each topical section of Section 5, *Environmental Analysis*, is organized into four sections:

- Summary of Previous Environmental Analysis
- Impacts Associated with the Modified Project (including environmental checklist)
- Adopted Mitigation Measures Applicable to the Modified Project
- Level of Significance After Mitigation

1. Introduction

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2. Environmental Setting

2.1 PROJECT LOCATION

The IBC is on the eastern boundary of the City of Industry in Los Angeles County. The City of Industry is bordered by the cities of Diamond Bar, Walnut, Pomona, West Covina, La Puente, Baldwin Park, El Monte, and Rowland Heights and by unincorporated Los Angeles County. See Figure 1, *Regional Location*. The project site totals approximately 597 acres—roughly 255 acres on the east of Grand Avenue, and roughly 342 acres on the west of Grand Avenue. The project site is irregularly shaped and is generally bordered by the Union Pacific Railroad and Ferrero Parkway to the north, SR-60/57 freeway to the south, and residential uses and industrial uses to the east and west. As shown on Figure 2, *Local Vicinity*, the City of Diamond Bar surrounds the site to the east, west, and south.

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Land Use

The approximately 597-acre project site consists of two areas separated by Grand Avenues, one east and one west of Grand Avenue. The east side is approximately 245 acres, and the west side is approximately 342 acres. The project site is designated Employment by the City's General Plan land use map and Industrial by the City's zoning map.

The project site has been mass graded and is vacant except for Parcel 3 on PM 352, where Building 2 is being constructed, and Parcel 8 on PM 353, where Buildings 11 and 12 are being constructed.

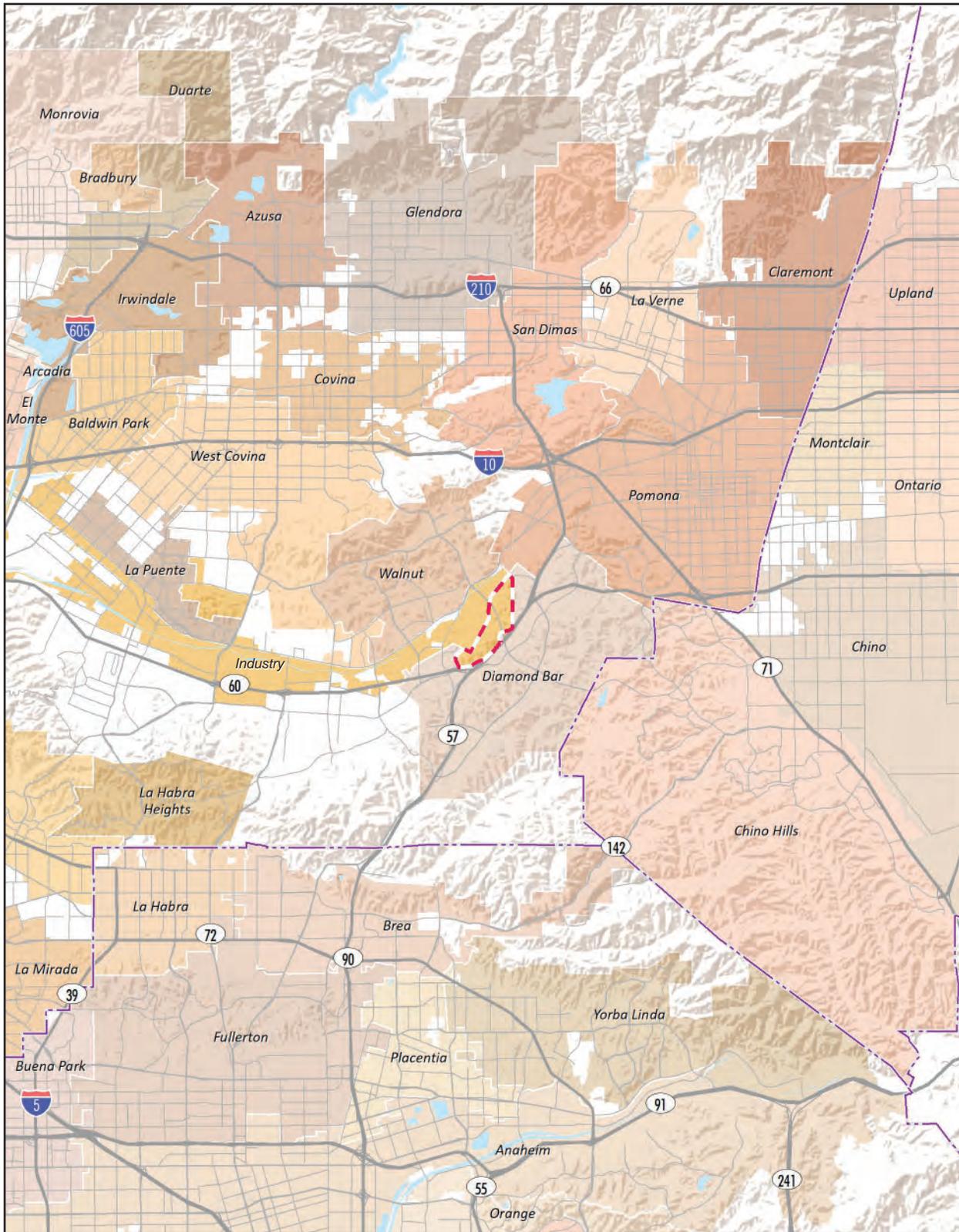
2.2.2 Surrounding Land Use

The project site is generally surrounded by industrial uses to the north, residential uses to the east and west, and Diamond Bar Golf Club and hotels are south across the SR-57/60 freeway. The residential uses to the east and west and the golf course are in the City of Diamond Bar. Figure 3, *Aerial Photograph*, depicts these surrounding land uses.

2. Environmental Setting

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Figure 1 - Regional Location

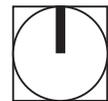


--- Project Boundary

Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020

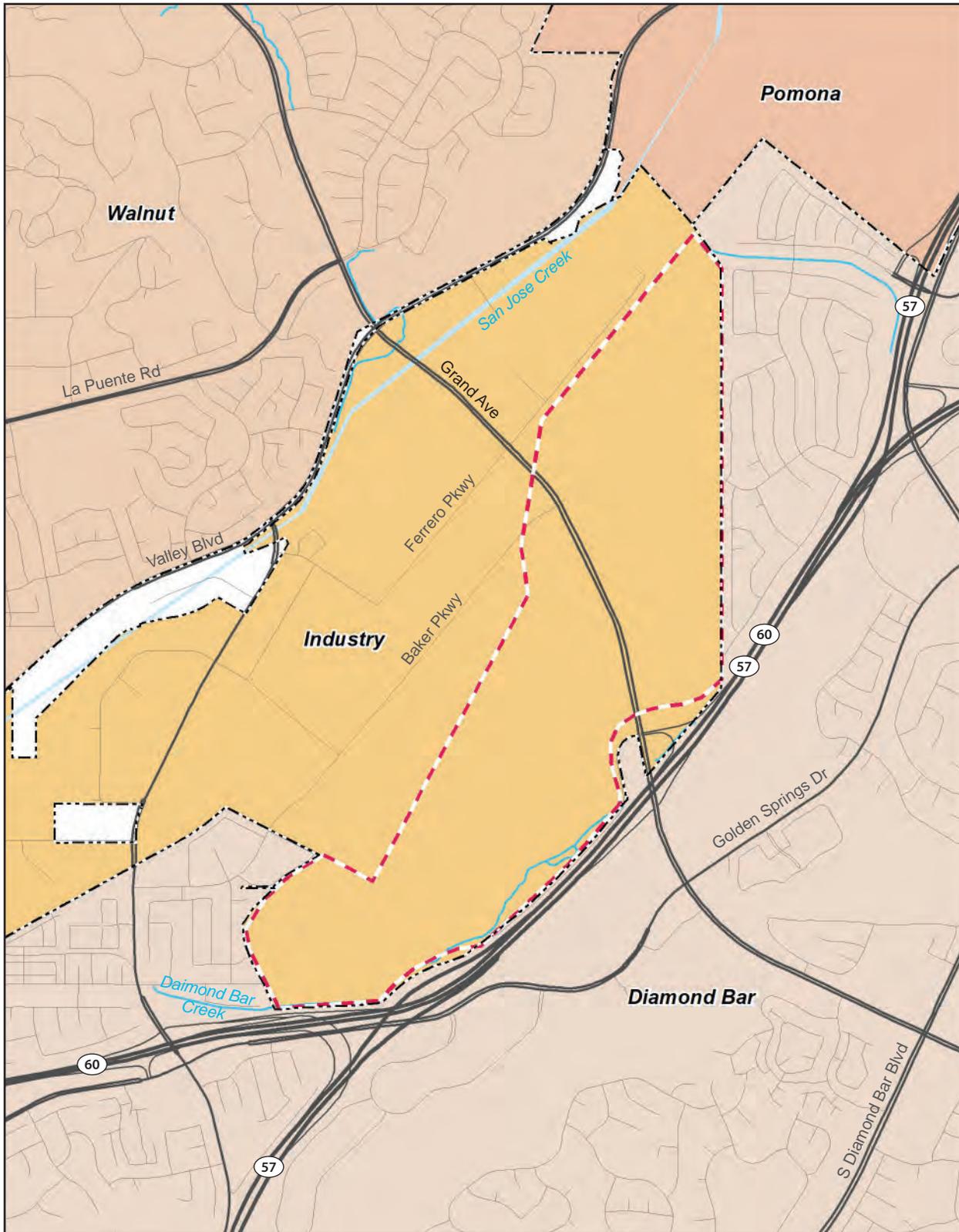
0 3
Scale (Miles)



2. Environmental Setting

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Figure 2 - Local Vicinity



--- Project Boundary

Note: Unincorporated county areas are shown in white.
Source: ESRI, 2020

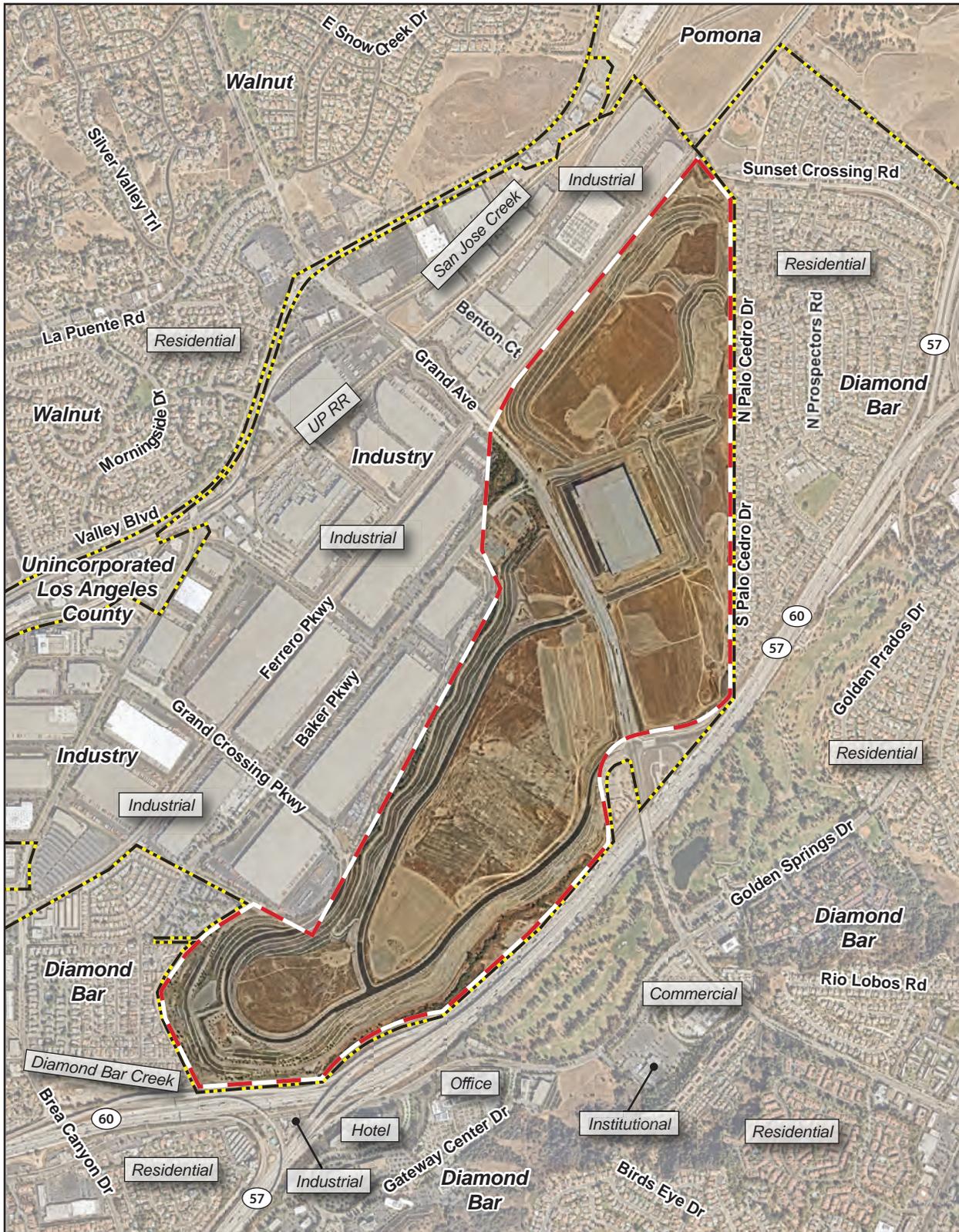
0 2,000
Scale (Feet)



2. Environmental Setting

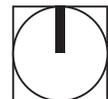
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Figure 3 - Aerial Photograph



- Project Boundary
- City Boundary

0 1,500
Scale (Feet)



Source: Nearmap, October 12, 2020

2. Environmental Setting

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3. Project Description

Table 1 presents the approved development summary for the Approved Project. Development Plan 20-16 includes one industrial building of 354,660 square feet. As shown in Table 2, the Modified Project (Development Plan 21-06) would convert Building 8 into two industrial buildings: Building 8 (145,080 square feet) and Building 9 (209,420 square feet). The Modified Project would reduce total building space by 160 square feet. The proposed site plan for these two buildings is provided on Figure 4, *Modified Project Site Plan*.

Table 1 Approved Project Development Summary

Development Plan #	BLDG #	Land Area (AC)	Bldg Area (SF)	Parking (Sps) ¹	Coverage (50% Max)
Approved Project					
DP 20-10	1	52.74	1,000,720	1,051	43.56
DP 20-11	3	37.53	564,480	734	34.53
DP 20-12	4	16.97	240,500	306	32.54
DP 20-13	5	34.29	606,480	663	40.60
DP 20-14	6	35.54	694,400	757	44.86
DP 20-15	7	40.55	708,400	759	40.11
DP 20-16	8	23.81	354,660	423	34.20
DP 20-17	10	10.35	185,700	236	41.19
Subtotal		251.77	4,355,340	4,929	n/a
Permitted Under the Approved Project					
DP 19-03	2	34.1	627,480	681	42.24
DP 19-04	11 12	6.24	64,000 60,000	181	45.6
Subtotal		40.34	751,480	862	n/a
Total		292.11	5,106,820	5,791	n/a

¹ The City's parking requirement in the Industrial zone for buildings between 25,000 square feet and 100,000 square feet are 50 spaces plus 1 space per 750 square feet of floor area over 25,000 square feet; and for buildings over 100,000 square feet are 150 spaces plus 1 space per 1,000 square feet of floor area over 100,000 square feet. All development plans proposed in the project site meet or exceed the City's parking requirement.

3. Project Description

Table 2 Modified Project Development Summary

Development Plan #	BLDG #	Land Area (AC)	Bldg Area (SF)	Parking (Spcs) ¹	Coverage (50% Max)
Modified Project					
DP 20-10	1	52.74	1,000,720	1,051	43.56
DP 20-11	3	37.53	564,480	734	34.53
DP 20-12	4	16.97	240,500	306	32.54
DP 20-13	5	34.29	606,480	663	40.60
DP 20-14	6	35.54	694,400	757	44.86
DP 20-15	7	40.55	708,400	759	40.11
DP 21-06	8/9	23.81	354,500	477	34.18
DP 20-17	10	10.35	185,700	236	41.19
Subtotal		251.77	4,355,180	4,983	n/a
Permitted Under the Approved Project					
DP 19-03	2	34.1	627,480	681	42.24
DP 19-04	11	6.24	64,000	181	45.6
	12		60,000		
Subtotal		40.34	751,480	862	n/a
Total		292.11	5,106,660	5,845	n/a

¹ The City's parking requirement in the Industrial zone for buildings between 25,000 square feet and 100,000 square feet are 50 spaces plus 1 space per 750 square feet of floor area over 25,000 square feet; and for buildings over 100,000 square feet are 150 spaces plus 1 space per 1,000 square feet of floor area over 100,000 square feet. All development plans proposed in the project site meet or exceed the City's parking requirement.

Table 3 provides comparison of the Approved Project and proposed Modified Project against the applicable development standards. As shown, the Modified Project's total building space (354,500 SF) is 160 square feet below the Approved Project (354,660 SF) and well below maximum site coverage (518,581.8 SF). The Modified Project would reduce the number of docks from 88 to 81, but this meets the minimum standard. The Modified Project would reduce the amount of landscaping from 193,709 to 169,291 square feet, but this exceeds the minimum required of 124,459.63 square feet. The Modified Project would provide two driveways on the same streets provided in the Approved Project, which meets access requirements. The Modified Project meets all minimum zoning requirements.

3. Project Description

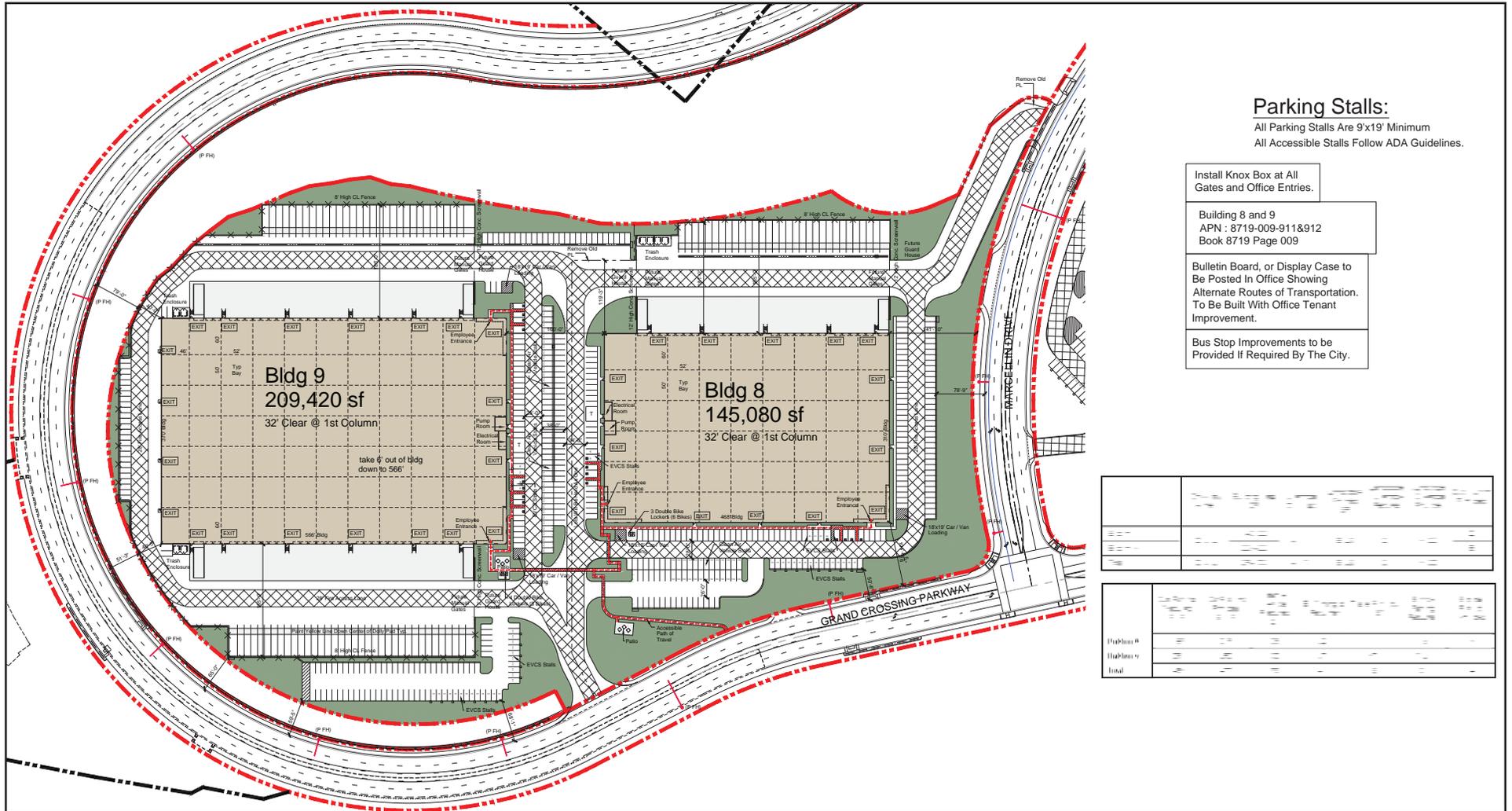
Table 3 Review of Development Standards

Standards	Min/Max Req. by Code DP 21-06	DP 20-16 (surrender)	DP No. 21-06 (proposed)
Building SF/Coverage	Min 518,581.8 SF	354,660 SF	354,500 SF
Loading Docks	(1) Per separate tenant	88	Building 8: 25 Building 9: 56 Total: 81
Landscaping	124,459.63 SF	193,709 SF	169,291 SF
Parking	405	422	477
Accessible Driveway	One 26-foot driveway	Grand Crossing Pkwy: 45 feet Marcellin Dr: 60 feet	Grand Crossing Pkwy: 50 feet Marcellin Dr: 65 feet

3. Project Description

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Figure 4 - Modified Project Site Plan



Parking Stalls:

All Parking Stalls Are 9'x19' Minimum
All Accessible Stalls Follow ADA Guidelines.

Install Knox Box at All
Gates and Office Entries.

Building 8 and 9
APN : 8719-009-911&912
Book 6719 Page 009

Bulletin Board, or Display Case to
Be Posted In Office Showing
Alternate Routes of Transportation.
To Be Built With Office Tenant
Improvement.

Bus Stop Improvements to be
Provided If Required By The City.

Problem #	
Problem #	
Total	

Problem #	
Problem #	
Total	



3. Project Description

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4. Environmental Analysis

As explained in Section 1.2.1, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency certain specified conditions are met under Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines. This section lists the conditions and provides an analysis to determine whether the Modified Project meets any conditions that would require a subsequent EIR or negative declaration.

- 1. Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The Modified Project would not increase traffic, vehicle miles traveled, or air pollutant or greenhouse gas emissions because it would result in a reduction of 160 square feet of building space. The Modified Project is consistent with all zoning requirements, including maximum site coverage, minimum landscaping, and access. The Modified Project would connect to the road network and utilities that were previously installed. The Modified Project is consistent with the Approved Project and would not create new significant impacts that would require major revisions of the Certified EIR.

- 2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The IBC's road network and infrastructure were completed consistent with the Certified EIR (including subsequent addenda) and the Approved Project. The Modified Project would build two industrial buildings in place of one building on an existing, graded parcel that is development ready. The circumstances surrounding the IBC site and this parcel have not changed significantly. There are no substantial changes in circumstances that would require major revisions to the Certified EIR.

- 3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:**

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.**

The Modified Project would result in minor changes to the Approved Project, and no new significant impacts would be created; there are no significant effects not discussed in the Certified EIR.

- b. Significant effects previously examined will be substantially more severe than identified in the previous EIR.**

5. Environmental Analysis

The Modified Project is consistent with existing zoning requirements and consistent with the development as evaluated in the Certified EIR. The Modified Project would not result in a substantially more severe impact than previously evaluated in the Certified EIR.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.**

The IBC site has been mass graded, and the road network and utilities and three industrial buildings have been completed. Mitigation measures or alternatives to the original proposal are no longer relevant to consideration of the minor changes proposed under the current Modified Project.

- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.**

There are no new mitigation measures or alternatives needed to reduce significant impacts, and no mitigation or alternatives have been declined by the project proponent.

4.1 CONCLUSION

Preparation of an Addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present and some changes or additions to the previously certified 2004 IBC EIR are necessary.

Though the Modified Project would develop two industrial buildings in place of one building, the Modified Project would reduce the amount of industrial building space by 160 square feet. Under the Modified Project, site coverage would be slightly reduced (-24,418 SF), and the amount of parking would increase by 55 spaces.¹ The project is consistent with all zoning requirements. All other conditions surrounding the development of the IBC remain the same, including the road network, driveways, and the grading and infrastructure that have already been constructed. The Modified Project will not increase traffic, vehicle miles traveled, air pollution, noise, stormwater runoff, or other impacts. No further analysis is required.

The conditions surrounding the project site have not changed since the previous Addendum was approved in March 2021.

The Modified Project would not require any changes to the current Mitigation Monitoring and Reporting Plan, which was approved in March 2021 and remains in effect.

¹ See Table 3.