

NOTICE OF DETERMINATION

To:

X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA, 95814

X County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From (Public Agency and Lead Agency):

Successor Agency to the Industry-
Urban Development Agency
15625 Stafford Street
Industry, CA 91744
Contact: Bing Hyun
Phone: (626) 333-2211

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011031090

Project Title: Industry Business Center Lease Amendment (Resolution SA 2019-04; Building 2)

Project Applicant: Industry East Business Center, LLC and Majestic Realty

Project Location: An approximately 31.1 acre portion of the Industry Business Center ("IBC") area, east of Grand Avenue, in the City of Industry, California

Project Description: On April 28, 2005, the Successor Agency to the Industry-Urban Development Agency ("Successor Agency") approved a lease ("Master Lease") with Industry East Business Center, LLC for the entire IBC site. The Lease anticipated future development of entire IBC site, the impacts of which were most recently analyzed in the environmental impact report prepared for the City of Industry's ("City") 2014 General Plan update, State Clearinghouse Number 2011031090 ("2014 EIR").

On June 12, 2018, following an application by the Successor Agency, the City approved Tentative Parcel Map ("TPM") No. 352, which subdivided the IBC site's existing 597.38 acre parcel into five numbered (1 through 5) and ten lettered (A through J) parcels. All of the numbered parcels are all located on the portion of the IBC site east of Grand Avenue, and the entire portion of the IBC site west of Grande Avenue was designated as Parcel J. TPM No. 352 was recorded in December 2018.

On June 13, 2019, the Successor Agency approved Resolution SA 2019-04, which approved (i) an amendment to the Master Lease to remove Parcel 3 of TPM No. 352 from the Lease and (ii) a new lease relating only Parcel 3 ("Parcel 3 Lease"), in order to facilitate the development of Parcel 3 with an approximately 627,480 square foot tilt up industrial building, commonly referred to as Building No. 2 ("Project"). The legal description of Parcel 3 is more particularly described in the attachments to the amendment to the Master Lease and the Parcel 3 Lease.

An Addendum to the previously certified 2014 EIR (SCH No. 2011031090) has been prepared to analyze the impacts of the Project (also referred to as proposed Development Plan 19-03) on the environment pursuant to CEQA. The Successor Agency has determined and finds, in its independent judgment, that the Project would not result in any new or increased significant impacts not already analyzed in the previously certified 2014 EIR, nor is there any new information of substantial importance that was not known and could not have been known at the time the 2014 EIR was certified that would require or allow the preparation of a subsequent or supplemental EIR.

This is to advise that the Successor Agency to the Industry-Urban Development Agency has approved the above described project on June 13, 2019 and has made the following determinations regarding the above described project:

1. The project [X will ___ will not] have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.
___ A Negative Declaration was prepared for this project pursuant to the provisions of

CEQA.

3. Mitigation measures [were ___ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was ___ was not] adopted for this project.
5. A Statement of Overriding Considerations [was ___ was not] adopted for this project.
6. Findings [were ___ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Industry City Hall, Planning Department, 15625 Stafford Street, Industry, CA 91744

Signature (Public Agency):  _____ Title: Assistant City Manager

Date: June 21, 2019 _____ Date Received for filing at OPR: June 21, 2019 _____

Governor's Office of Planning & Research
JUNE 21 2019
STATE CLEARINGHOUSE