

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2003121086

Project Title: Industry Business Center Building 11 & 12

Lead Agency: City of Industry

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Project Location: Southwest corner of Baker Parkway and Grand Avenue, City of Industry, Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

proposes two concrete tilt-up industrial buildings located at the southwest corner of Grand Avenue and Baker Parkway on Assessor's Parcel number 8719-007-934. One building will be approximately 64,000 square feet and the other will be approximately 60,000 square feet, as shown in Figure 5, Development Plan No. 19-04. This property is subject to a ease between the Successor Agency to the Industry Urban Development Agency and Industry East Business Center, LLC. The General Plan land use designation of the site was changed from Industrial to Employment in 2014; this General Plan designation allows the proposed industrial use. In October 28, 2004 the City's development agency prepared an EIR for the area known as the Industry Business Center Project along with a Statement of Overriding Conditions for a mixed-use commercial/industrial Project. Through an addendum, it was determined that the development of two industrial buildings will have no substantial changes therefore there would be no significant impacts as a result of the construction and operation of the two industrial buildings because the impacts will be no more significant than what was previously reviewed in the 2004 EIR.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Section 15164(b) of the CEQA Guidelines (Title 14, Cal. Code of Regs., § 15000 et seq.) authorizes a lead agency to prepare an addendum to an EIR "if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." The 2004 IBC EIR found that development of the project would result in less than significant impacts with regard to Aesthetics, Land Use and Planning, Mineral Resources, Noise, Population and Housing, and Recreation. The following issues were found to be less than significant with the incorporation of mitigation measures: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Public Services. Significant and unavoidable impacts were determined to occur with regard to Air Quality and Transportation, even with the incorporation of mitigation measures. Per the 2004 EIR, Air Quality mitigation measures consisted of having the contractor for construction/grading minimize impacts by scheduling traffic, assigning parking, using energy efficient appliances. As for transportation/traffic, the City will be responsible for cooperating with Caltrans, LA County, and surrounding cities in regards to traffic improvements. All the mitigation measures from the 2004 EIR will be incorporated to the new project. In Conclusion, No new significant environmental impacts are anticipated to occur and there would not be a substantial increase in the severity of significant impacts disclosed in the EIR that was prepared in 2004 as a result of the development of the two industrial buildings.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NOT APPLICABLE

Provide a list of the responsible or trustee agencies for the project.

City of Industry
Majestic Realty