

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: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

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

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 checked="" type="checkbox"/> Caltrans District # 7	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 4
<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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: Cal EMA
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date N/A Addendum Ending Date N/A Addendum

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Industry Business Center, LLC</u>
Address: _____	Address: <u>13191 Crossroads Pkwy N. 6th Floor</u>
City/State/Zip: _____	City/State/Zip: <u>City of Industry, CA 91746</u>
Contact: _____	Phone: <u>562-692-9581</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 5.27.22

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



CITY OF INDUSTRY

Attachment: Notice of Completion & Environmental Document Transmittal Industry Business Center Building 8 and Building 9

Proposal:

Commerce Construction ("Applicant") is requesting the surrender of Development Plan No. 20-16 ("DP No. 20-16") approved by the City Council on May 13, 2021, for a single 354,660 square foot industrial building at the Industry Business Center ("IBC"), that was never constructed. In its place, the Applicant is requesting approval of Development Plan No. 21-06 ("DP No. 21-06"), for two new buildings (Buildings 8 and 9) at the IBC ("Project").

The Project site currently consists of two parcels. Assessor Parcel No. 8719-009-911 is 13.31 acres, and Assessor's Parcel No. 8719-009-912 is 10.50 acres. The Project is conditioned to require the Applicant to record a "Covenant and Agreement to Hold Property as One Parcel" prior to issuance of a building permit. Therefore, the proposed DP 21-06 is being evaluated and considered as two new buildings on a single parcel.

Building 8 will be 145,080 square feet, and Building No. 9 will be 209,420 square feet. The combined square footage of the two new industrial buildings is 354,500 square feet, which is 160 square feet less than the original approval for the single building under DP No. 20-16.

Location and Surroundings:

The IBC is located south of Ferrero Parkway at Grand Avenue, and consists of two areas separated by Grand Avenue, one area is on the east side of Grand Avenue, and the other one is located on the west side of Grand Avenue. The east side is 255 acres, and the west side is 342 acres, for a total area of 597 acres. The IBC is irregularly shaped and is generally bordered by the Union Pacific Railroad and Ferrero Parkway to the north, State Route ("SR") 60/57 freeway to the south, and residential uses and industrial uses to the east and west. (See Exhibits A & B).

Under the proposed DP 21-06, Building 8 will be located at 23000 Grand Crossing Parkway and Building 9 at 23020 Grand Crossing Parkway, which is located on the northwest corner of Marcellin Drive and Grand Crossing Parkway. The 23.81-acre Project site has been mass graded and is currently undeveloped (See Exhibit C). To the north is an undevelopable sloped parcel, to the east across Marcellin Drive is the location of a new 695,520 square-foot industrial building that was entitled on May 13, 2021 (DP No. 20-15), to the west across Grand Crossing Parkway is an undevelopable sloped parcel that borders residential uses in the City of Diamond Bar, and to the south, across Grand Crossing Parkway is an undeveloped sloped parcel and SR-60.

Background – Environmental Review and Planning Entitlements for the IBC:

On October 28, 2004, the City Council certified the Industry Business Center Environmental Impact Report (State Clearinghouse No. 2003121086) ("2004 IBC EIR"). The Environmental Impact Report evaluated the development of approximately 4,146,000 square feet of commercial and/or office space and 633,000 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. As discussed below, over the past year's various addenda to the 2004 IBC EIR have been adopted.

June 12, 2018

- Tentative Parcel Map (TPM) No. 352 was approved by the Planning Commission, and subdivided the 597-acre IBC into five (5) numbered and ten (10) lettered parcels, and realigned "B" Street to what is now Industry Way.

January 8, 2019

- Tentative Parcel Map (TPM) No. 353 was approved by the Planning Commission, and subdivided an existing approved 341.60-acre parcel of the 597-acre IBC into eight (8) numbered and ten (10) lettered parcels and added two new roadways, now known as Marcellin Drive and Grand Crossing Parkway.

September 26, 2019

- Development Plan (DP) No. 19-03 was approved by the City Council for the development of a 627,480-square-foot concrete tilt-up building known as Building No. 2 on a 34.1-acre site located at the IBC at 21971 Industry Way.
- Development Plan (DP) No. 19-04 was approved by the City Council for the development of two concrete tilt-up buildings on 6.25 acres in the IBC. One building is labeled Building No. 11, which is 64,000 square feet and is located at 21860 Baker Parkway at the IBC. The other building is labeled Building No. 12 is 60,000 square feet and is located at 21880 Baker Parkway at the IBC.
- The City Council also approved the transfer of 118,480 square feet of building area designated for office use to industrial, however, the overall building area of 4,779,00 square feet for the IBC remained the same.

May 13, 2021

- Development Plans (DP) 20-10, 20-11, 20-12, 20-13, 20-14, 20-15, 20-16, and 20-17 were approved by the City Council, for the development of eight industrial concrete tilt-up buildings, totaling 4,355,340 square feet of industrial building space.

With the approvals of DP Nos. 20-10 through 20-17, the IBC eliminated all commercial and office land uses and replaced them with industrial land uses. The IBC's building square-footage also increased from 4,779,000 to 5,106,820 square-feet entirely of industrial space.

The Table 1 below provides a brief description of each of the Development Plans that have been approved by the City Council, along with their current status:

Table 1 – Background and Current Status of Entitlements

Building No.	Planning Entitlement	Date Approved	Building Size (s.f.)	Site Size (Acres)	Address	Current Status
1	DP 20-10	May 13, 2021	1,000,720	54.91	21921 Industry Way	Building Permits Issued on May 2, 2022
2	DP 19-03	September 26, 2019	627,480	34.1	21971 Industry Way	Building Final on December 18, 2020
3	DP 20-11	May 13, 2021	564,480	37.53	22010 Industry Way	Pending submittal
4	DP 20-12	May 13, 2021	240,500	16.97	131 Marcellin Drive	Under Plan Check Review
5	DP 20-13	May 13, 2021	606,480	34.19	151 Marcellin Drive	Under Plan Check Review
6	DP 20-14	May 13, 2021	694,400	35.64	171 Marcellin Drive	Under Plan Check Review
7	DP 20-15	May 13, 2021	708,400	40.55	23030 Grand Crossing Parkway	Under Plan Check Review
8	DP 20-16	May 13, 2021	354,660	23.81	23000 Grand Crossing Parkway	Request for surrender/Pending review and approval
10	DP 20-17	May 13, 2021	185,700	10.35	110 Marcellin Drive	Pending submittal
11	DP 19-04	September 26, 2019	64,000	6.25	21860 Baker Parkway	Building Final on April 26, 2021
12	DP 19-04	September 26, 2019	60,000		21880 Baker Parkway	Building Final on April 26, 2021
TOTALS	-	-	5,106,820	294.3*	-	-

Note: A Building No. 9 has never been designated on any of the past entitlement plans.

* Does not include 302.7 acres of undevelopable open space.

Staff Analysis:

DP No. 21-06 is located in an urbanized area which is surrounded by various industrial uses and industrial zoned property to the north, south, east, and west. The nearest residential development is approximately 700 feet away on the northeast side of the Project, in the City of Diamond Bar, and is separated from the Project by a 48.63-acre landscaped slope that is undevelopable. This landscape area provides an aesthetically pleasing and harmonious transition between the IBC industrial uses and residential uses in the City of Diamond Bar.

General Plan

The General Plan designation of the Project is “Employment”. The Employment land use designation is intended for a uses including manufacturing, warehouses, and storage. The Project is also consistent with the General Plan Policies shown in Table 2.

Table 2 – General Plan Consistency

Goal/Policy	Consistency
LU5	The Project would provide high quality architecture that is harmonious with neighboring developments.
LU2-6	The new buildings will be solar ready, thereby support the use of an energy saving design.

Zoning

The zoning designation of the Project is Industrial. Development within the Industrial zone is subject to the development standards set forth in the City of Industry Municipal Code, Chapter 17.16 and 17.36.

Development Standards/Site Plan (See Exhibit D).

Because DP 21-06 has been conditioned to hold the two parcels as one, the Project was analyzed as a single development project on one parcel. As provided in the Table below, the Project meets or exceeds the Industrial Zone development standards.

Table 3 – Title 17 Zoning Standards

	Site Area (Acres)	Building Area (SF)	Coverage (50%)	Parcel Frontage (Required & Provided)	Landscape Provided (SF)	Landscape Coverage Required (%)	Landscape Coverage Provided (%)
Building 8	23.81	145,080	34.18%	Min.50 feet Required & 713.22 feet Provided	169,291	12%	16.32%
Building 9		209,420					
Total		354,500	34.18%	NA	169,291	12%	16.32%

Table 3 – Title 17 Zoning Standards (cont.)

	Dock Doors Provided (9'x10')	Car Parking Required (9'x19')	Car Parking Provided (9'x19')	Clean Air Vehicle Required (12%)	EV Charging Required	Trailer Parking (11'x53')	Bicycle Parking Required	Bicycle Parking Provided
Building 8	25	196	215	26	22	31	5.9	6
Building 9	56	250	262	32	27	67	7.2	8
Total	81	456	477	58	49	98	13.1	14

Parking and Access

Pursuant to Section 17.36.060.K.1. of the Municipal Code, the parking requirement per building

is 150 spaces plus 1 space per 1,000 square feet of floor area over 100,000 square feet. Therefore, a total of 456 parking spaces is required. The Project provides a total of 477 parking spaces, exceeding the parking requirement by 21 spaces. Additionally, the Project provides 14 bicycle racks, and a twelve-foot-high concrete screen wall to adequately conceal 25 truck loading docks for Building No. 8, and the 56 truck loading docks for Building No. 9, from the public right of way.

Access to the IBC is served by Grand Avenue, Industry Way, Marcellin Drive, and Grand Crossing Parkway. All four streets are improved and adequate in width to carry the kind and quantity of traffic these uses would generate. The Project site will be served by two driveway entrances and exits that will be accessible from a 50-foot driveway via Grand Crossing Parkway and a 65-foot driveway from Marcellin Drive. Both of the driveways exceed the 26-foot minimum requirement.

The Project's decrease in square-footage will result in no changes to the remainder of the IBC with the exception of DP No. 21-06. Also, the conditions to the surrounding area will not change in that and the road network, grading and infrastructure have already been completed. As a result, it has been determined that the Project will not increase traffic and/or vehicle miles traveled.

Architecture

The building elevations are similar to other industrial buildings in the area and will have architectural panels with alternating colors. The overall architecture is simple and modern, and the color scheme is appropriate to the design. As shown in the building elevations (Exhibit E) the architecture provides a variety of design treatments. Both buildings are concrete tilt-up structures, Building No. 8 is designed in variations of gray and blue tones. Building No. 9 is designed in a variation of gray and brown tones. The proposed concrete tilt up building walls will have a variety of panel reveals around the buildings and will provide varying projections creating a three-dimensional illusion. The proposed office entrances will have an assortment of architectural treatments creating statement entrances consisting of variation of color treatments, rectangular columns, and anodized storefront with distinctive window treatments, providing a decorative exterior.

Landscaping

The Project will be improved with 169,291 square-feet of landscaping, mainly on the perimeter of the Project site. Section 17.36.060.Q. of the Municipal Code requires that a minimum of 12 percent of the site be devoted to landscaping. Based on this requirement a minimum of 124,459.63 square-feet of landscaping is required for the 23.81-acre site. The Applicant is exceeding this requirement by proposing a total of 16.3 percent, or 169,291 square feet of landscaping.

Environmental Analysis:

In accordance with the provisions of Section 15164(a) of the California Environmental Quality Act ("CEQA") Guidelines, an addendum for a project is prepared when some changes or additions to a previously adopted Environmental Impact Report ("EIR") are necessary, and none of the conditions enumerated in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR, have occurred.

Consistent with the requirements of Section 15162 of the CEQA Guidelines, the City must determine whether the proposed Project triggers the need for a modified EIR. Under CEQA

Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the issues above set forth above occur, the City is required to prepare a subsequent EIR unless “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation,” in which case a supplement to an EIR would suffice. If there are no grounds for a supplement to an EIR, then the City would be required to prepare only an addendum, pursuant to Section 15164 of the CEQA Guidelines.

The Project incorporates the same mitigation measures specified in the 2004 IBC EIR, and therefore the impacts of the Project are no more substantial than what was previously analyzed for DP No. 20-10 through DP No. 20-17. No changes to the mitigation measures are necessary, and no alternative analyses are required.

As the lead agency under CEQA, the City determined that the Project qualifies for an addendum (See Exhibit F). The addendum prepared for the Project substantiates that no supplemental or subsequent EIR is required pursuant to Section 21166 of CEQA, and Sections 15162 and 15164 of the CEQA Guidelines. The addendum compares the Project to the designated land uses and impacts for the IBC under the 2004 IBC EIR. In comparison to the 2004 IBC EIR and subsequent addendums, the Project would not result in new or substantially more severe environmental impacts as the Applicant is requesting to reduce the amount of square-footage of industrial uses by 160 square-feet. Further, since these certifications of the 2004 IBC EIR, there have been no substantial changes with respect to the circumstances under which the Project is being undertaken that would require major revisions to the EIR.

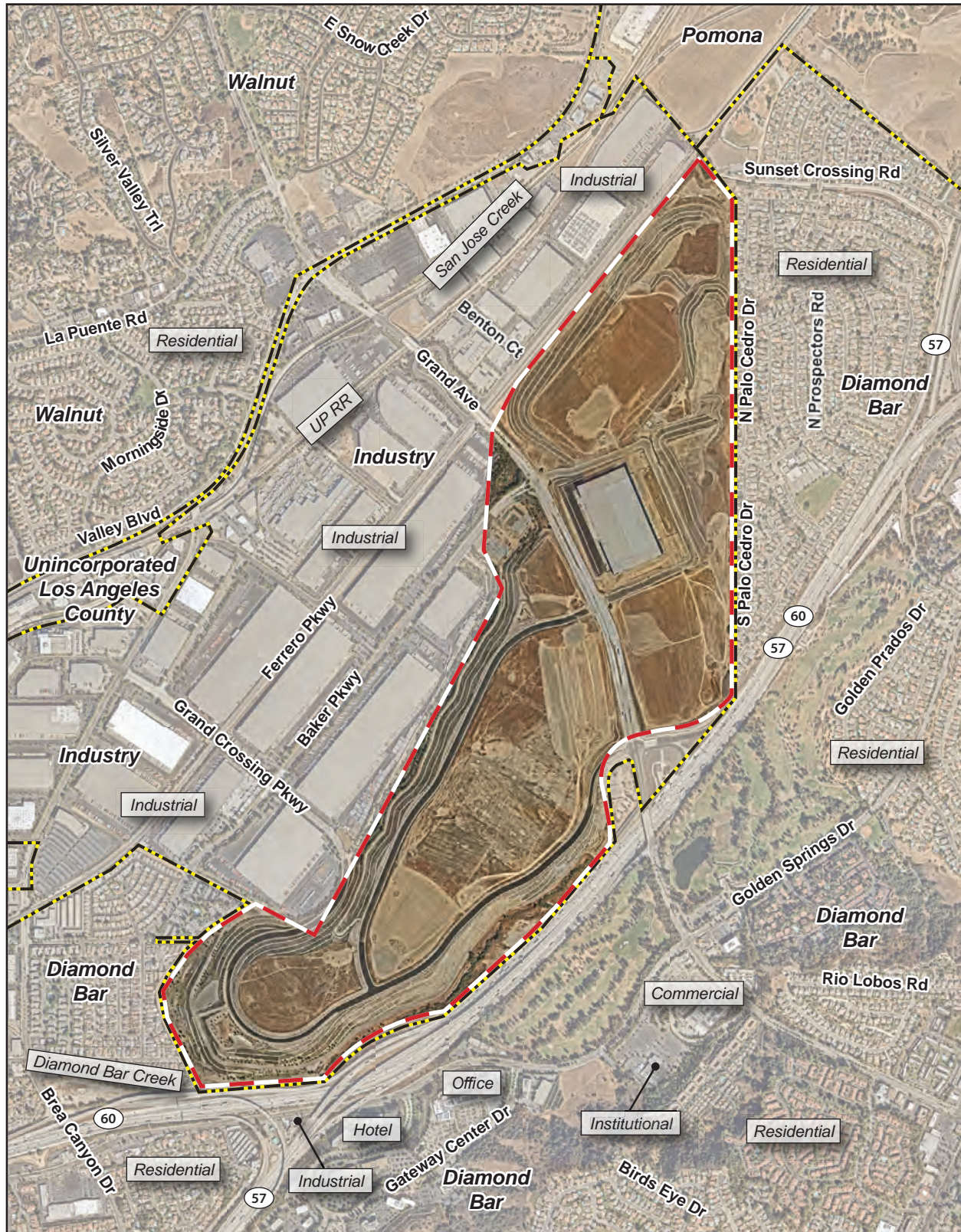
Exhibits:

- A. Location Map – IBC
- B. Site Plan – IBC
- C. Modified Project Location Map - DP No. 21-06
- D. Modified Project Site Plan – DP No. 21-06
- E. Building Elevations – DP No. 21-06

EXHIBIT A

Location Map – IBC

[Attached]

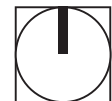


— Project Boundary

— City Boundary

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Scale (Feet)

Source: Nearmap, October 12, 2020

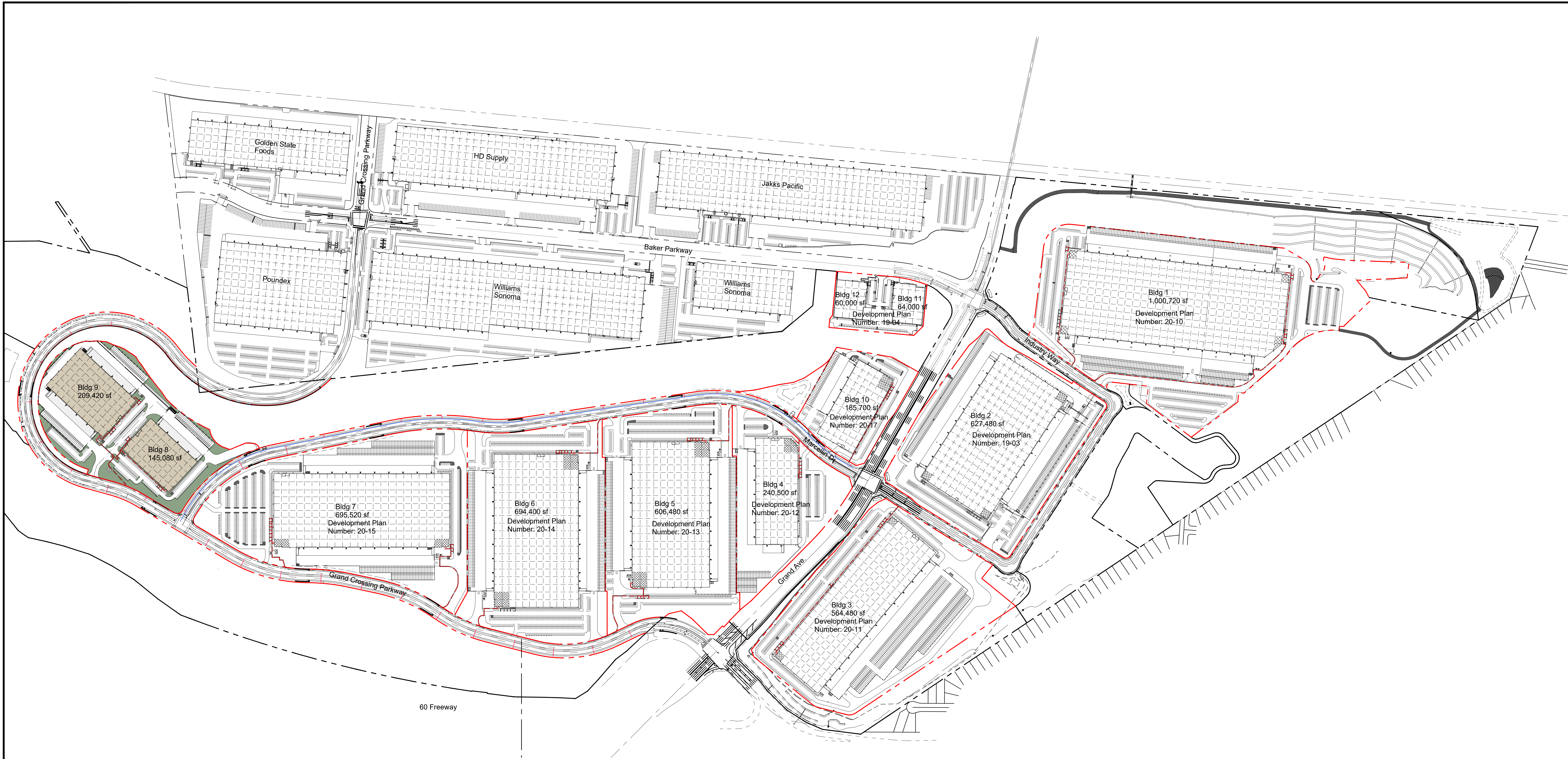


PlaceWorks

EXHIBIT B

Site Plan – IBC

[Attached]



COMMERCIAL CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (909) 689-0435
License No. 723302

MASTER SITE PLAN

BUILDING 8

GRAND CROSSING SOUTH

23000 GRAND CROSSING PARKWAY, INDUSTRY, CA. 91789

Drawing Plot Bar

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

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DATE: JN

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EXHIBIT C

Modified Project Location Map – DP No. 21-06

[Attached]



Marcellin Drive

Grand Crossing Parkway



EXHIBIT D

Modified Project Site Plan – DP No. 21-06

[Attached]

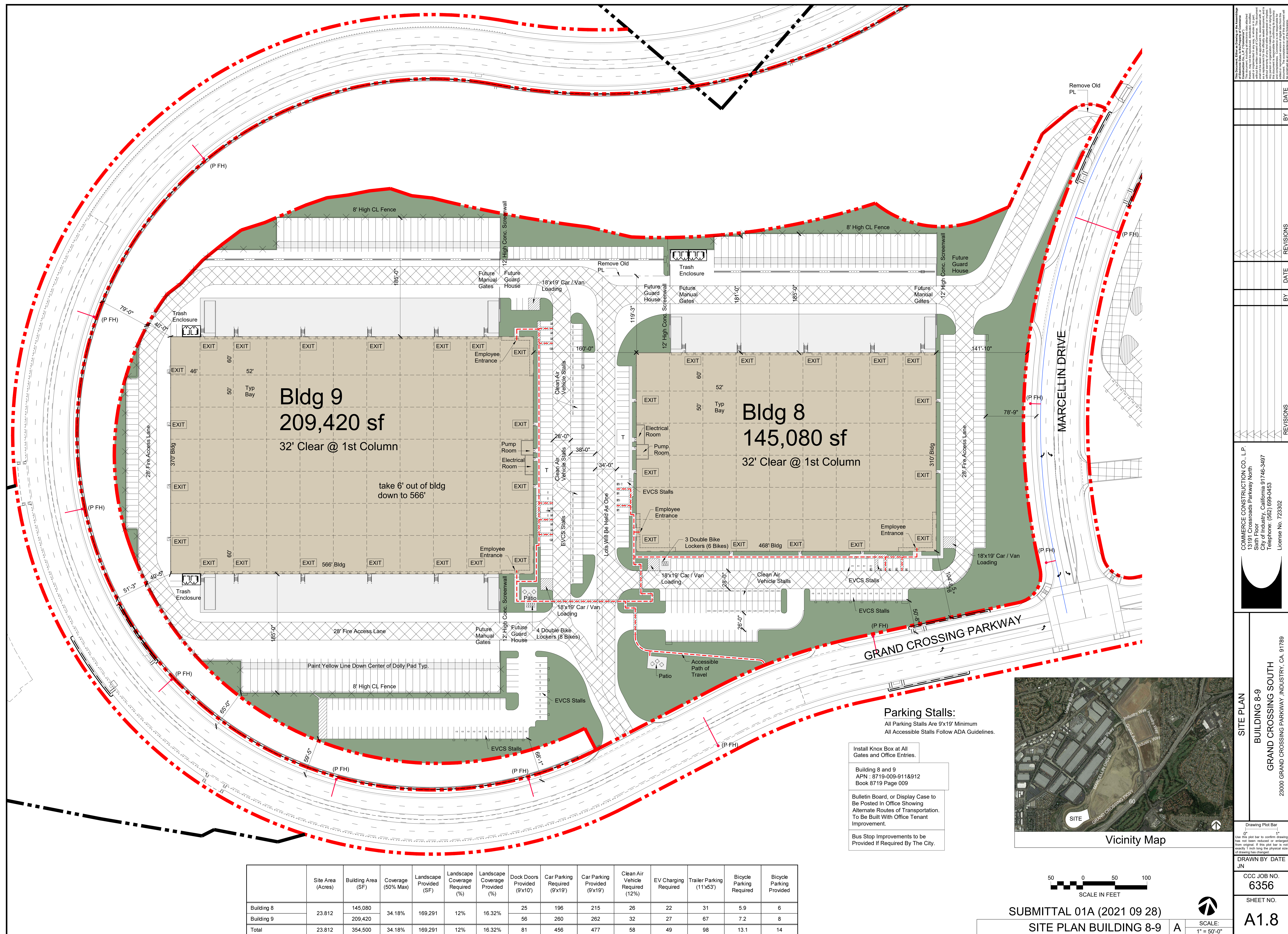
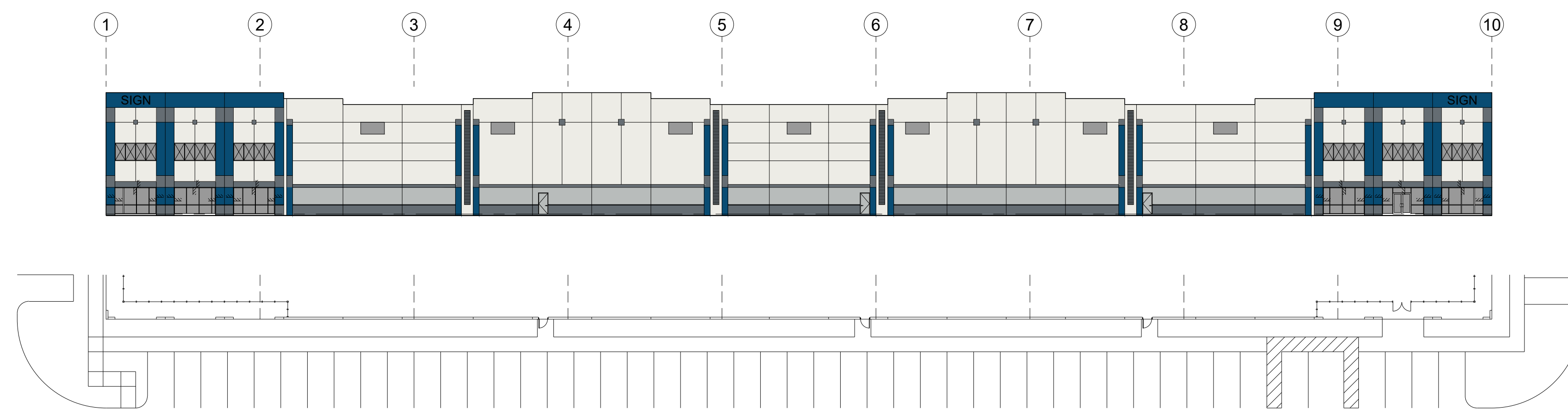


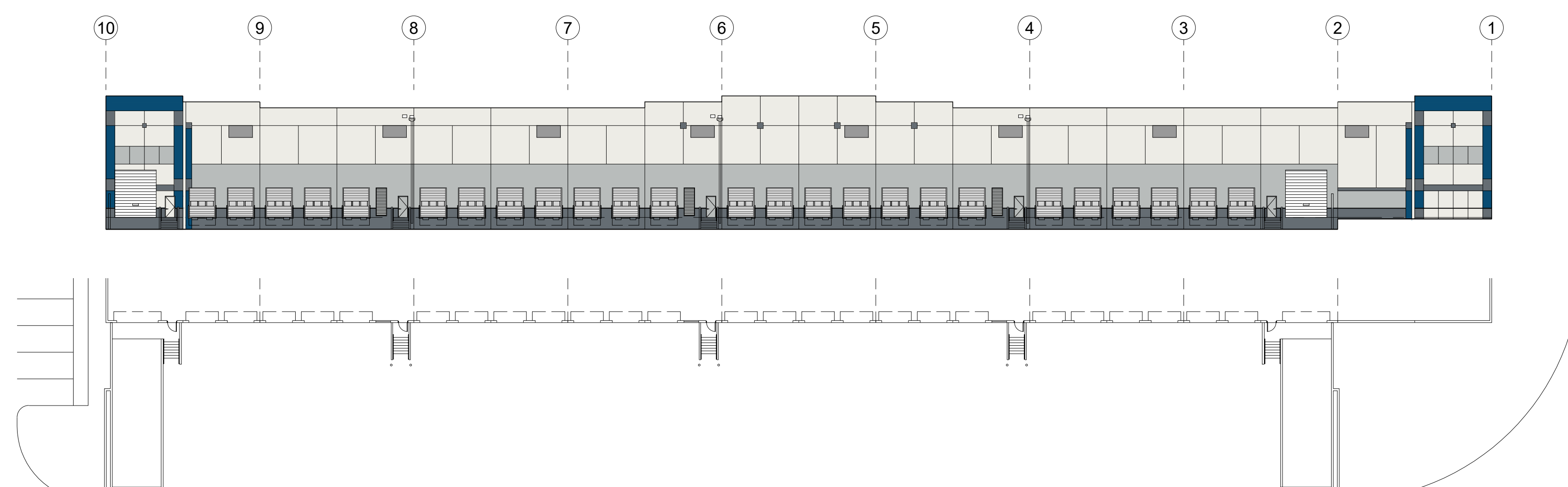
EXHIBIT E

Modified Project Building Elevations – DP No. 21-06

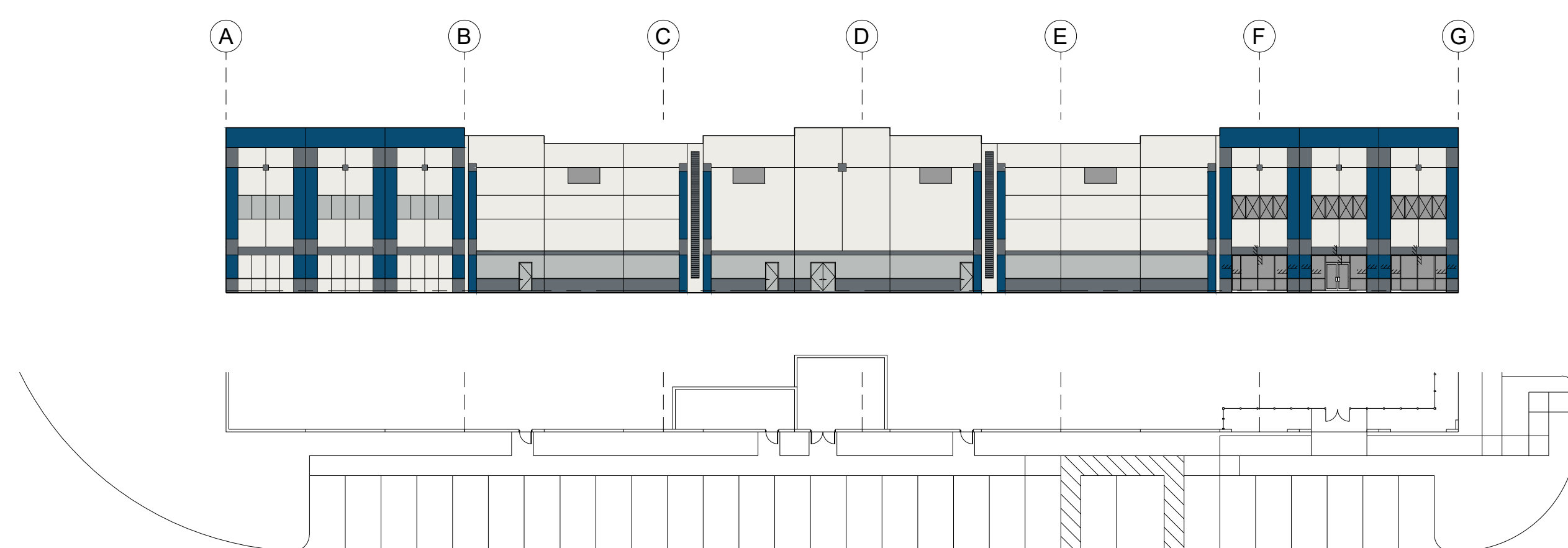
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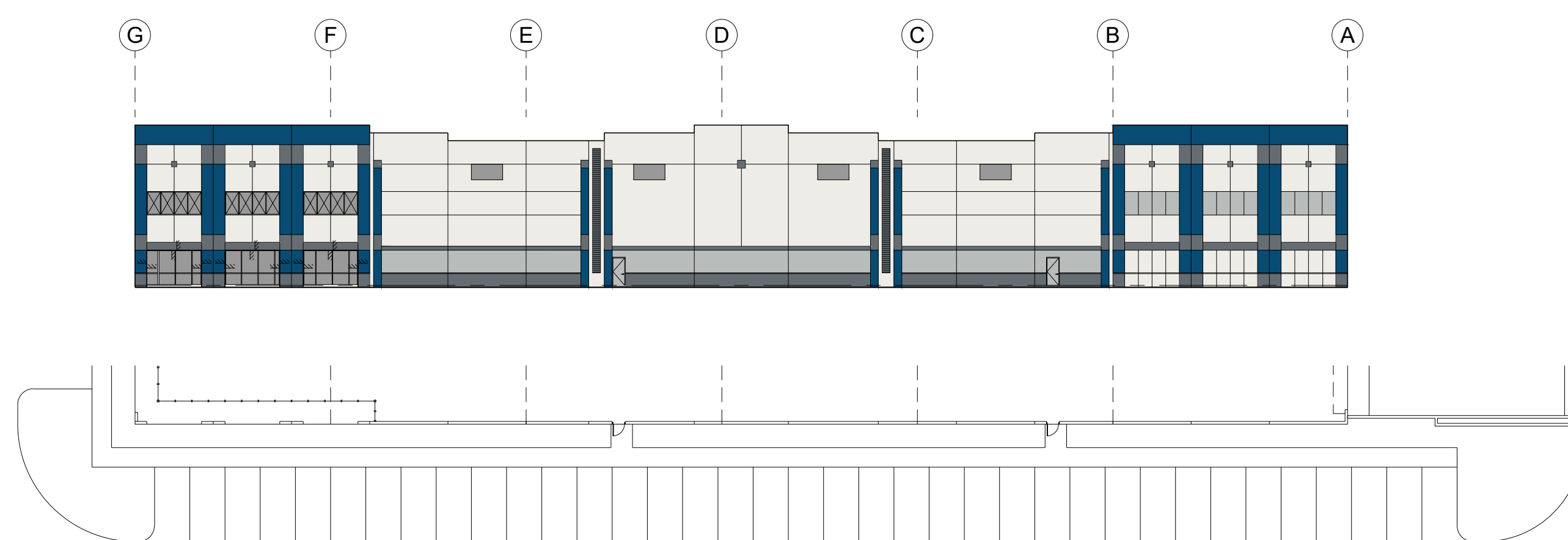
SOUTH ELEVATION	A	SCALE:
		1" = 30'-0"



NORTH ELEVATION	B	SCALE:
		1" = 30'-0"








WEST ELEVATION	C	SCALE:
		1" = 30'-0"



EAST ELEVATION	D	SCALE:
		1" = 30'-0"

COLOR LEGEND

	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 6804 DIGNITY BLUE
	GLAZING SOLAR COOL GRAY

Building is Tilt Up Concrete Panels

Mullions to be Clear Anodized Aluminum

ELEVATIONS

BUILDING 8
GRAND CROSSING SOUTH
AND CROSSING PARKWAY INDUSTRY C

Drawing Plot Bar

0" 1"

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is exactly 1 inch long the physical size of drawing has changed.

CCC JOB NO.
6356

SHEET NO.


A3.8

[illegible]

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[illegible]

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 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (562) 699-0453
 License No. 723302



ELEVATIONS

BUILDING 8

GRAND CROSSING SOUTH

23000 GRAND CROSSING PARKWAY INDUSTRY CA 91789

Drawing Plot Bar

0" 1"

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is exactly 1 inch long the physical size of drawing has changed.

CCC JOB NO.
6356

SHEET NO.


A3.8

[illegible]

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[illegible]

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 Telephone: (562) 699-0453
 License No. 723302



ELEVATIONS

BUILDING 8

GRAND CROSSING SOUTH

23000 GRAND CROSSING PARKWAY INDUSTRY CA 91789

Drawing Plot Bar

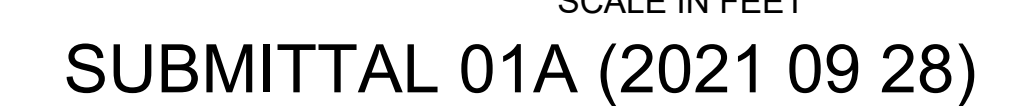
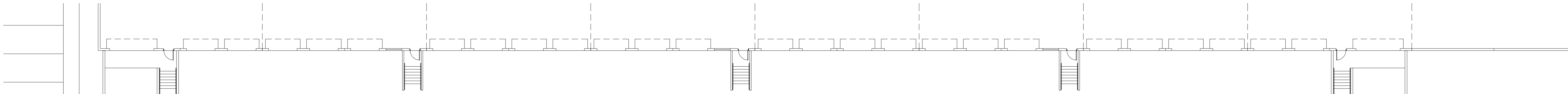
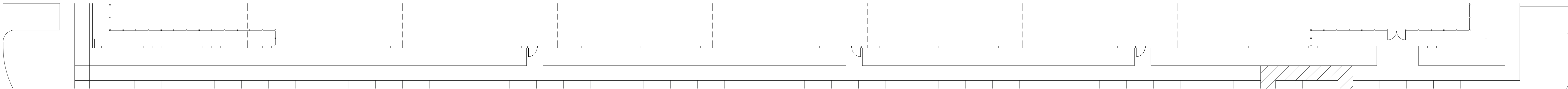
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Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is exactly 1 inch long the physical size of drawing has changed.

CCC JOB NO.
6356

SHEET NO.

A3.8



Mullions to be Clear Anodized Aluminum

[illegible]

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ELEVATIONS

BUILDING 8

GRAND CROSSING SOUTH

23000 GRAND CROSSING PARKWAY ,INDUSTRY, CA. 91789

Drawing Plot Bar

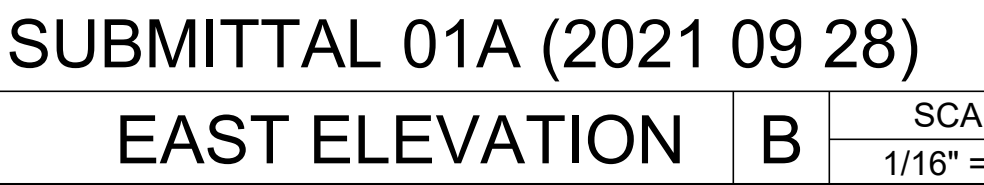
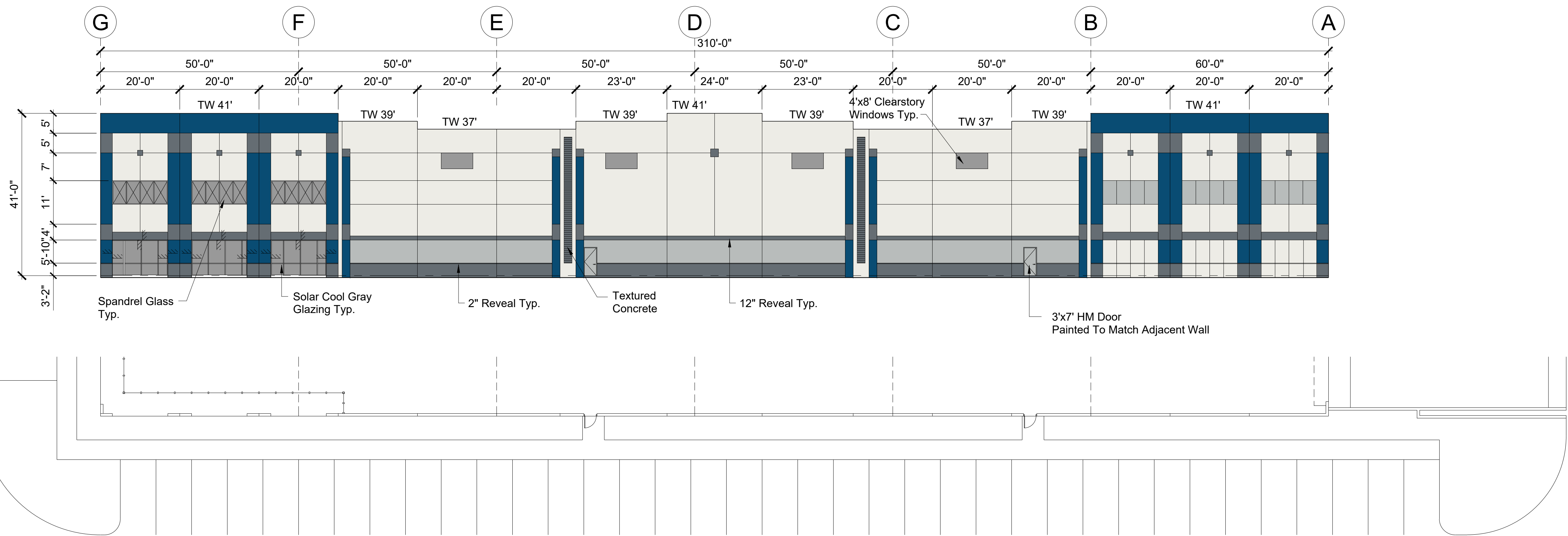
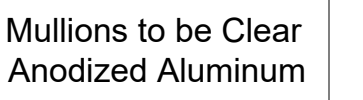
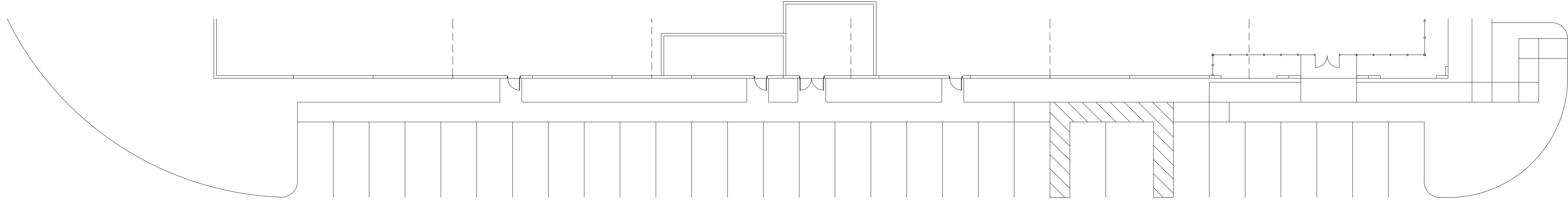
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CCC JOB NO.
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Drawing Plot Bar

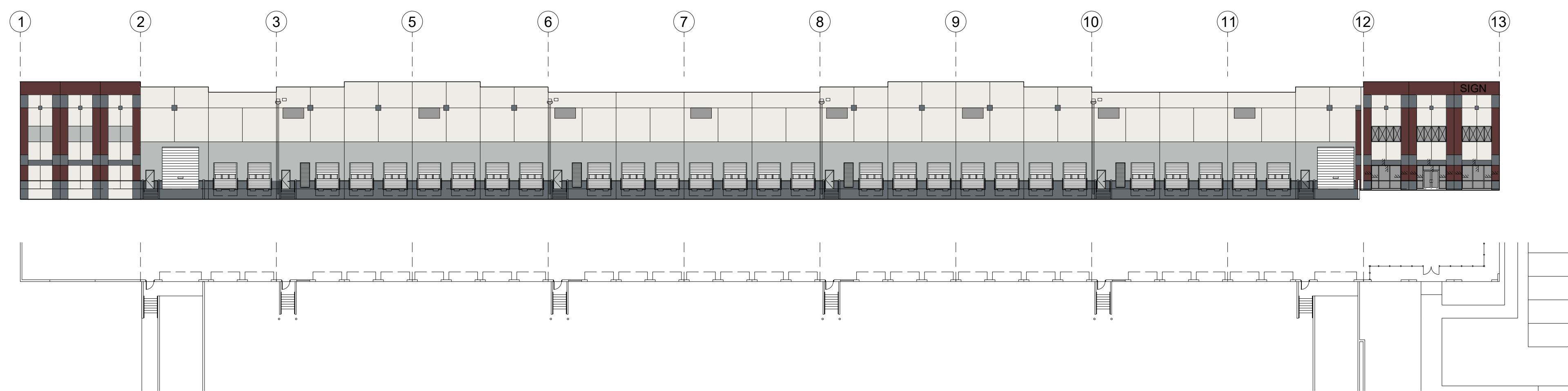
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This plot bar to confirm drawing not been reduced or enlarged original. If this plot bar is not exactly 1 inch long the physical size drawing has changed.

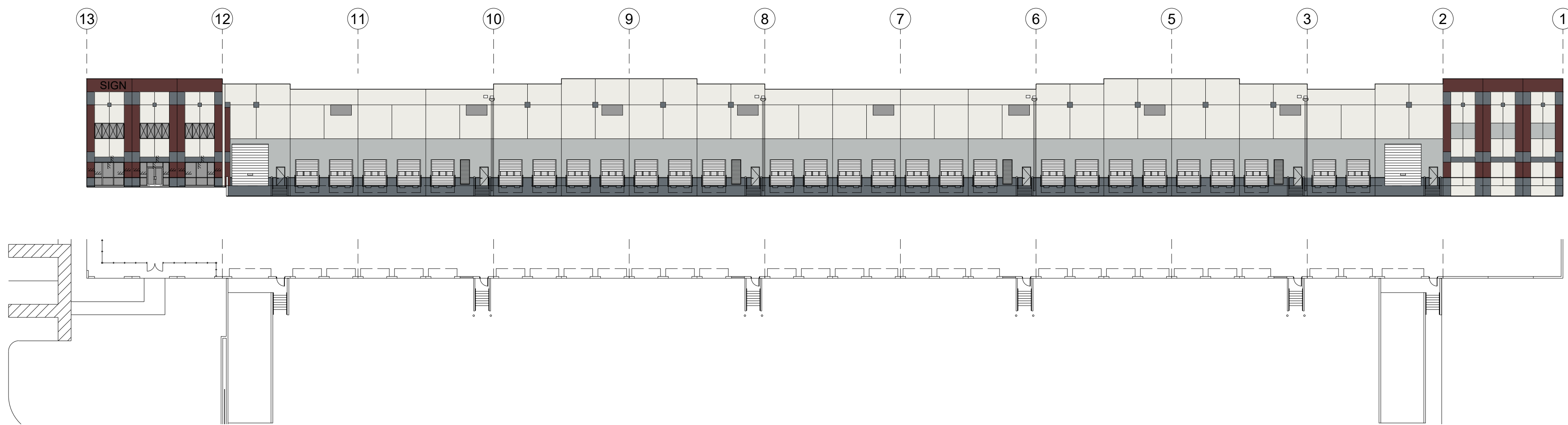
DRAWN BY DATE

CCC JOB NO.
6356

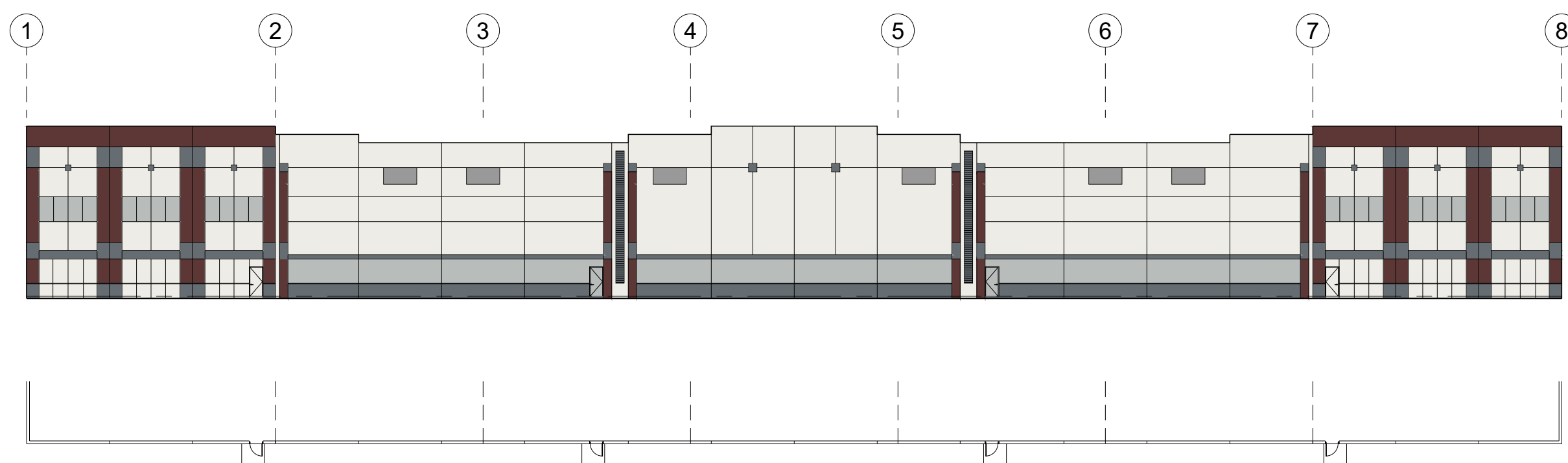
SHEET NO.
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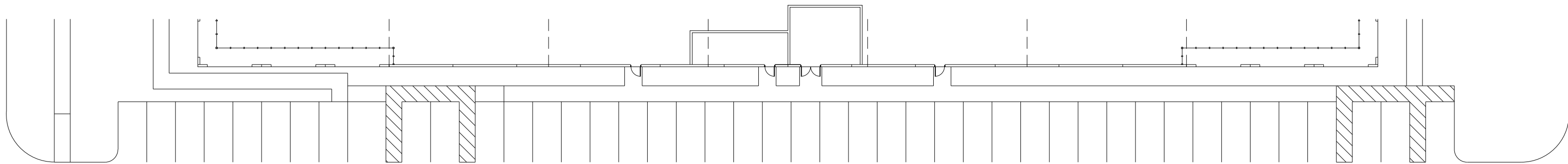
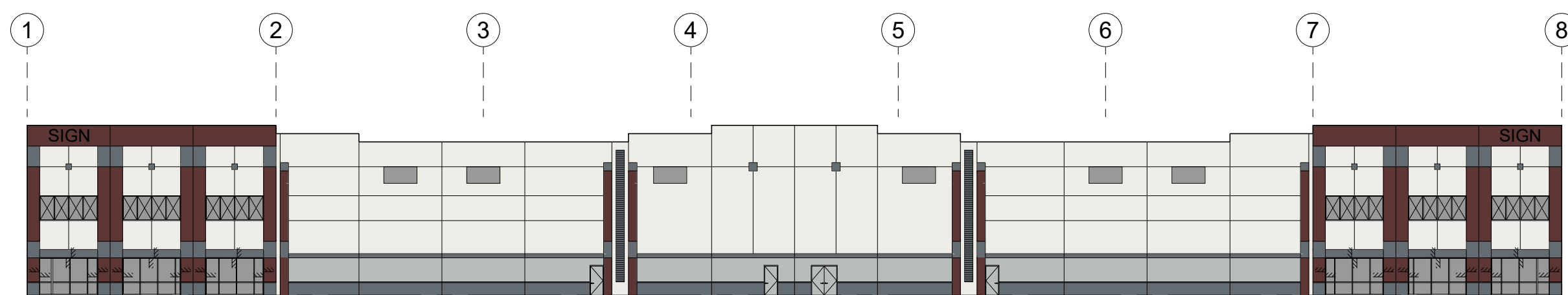
SOUTH ELEVATION	A	SCALE:
		1" = 30'-0"



NORTH ELEVATION	B	SCALE: 1" = 30'-0"
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WEST ELEVATION	C	SCALE:
		1" = 30'-0"



EAST ELEVATION	D	SCALE:
		1" = 30'-0"

COLOR LEGEND

	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 7595 SOMMELIER
	GLAZING SOLAR COOL GRAY

Building is Tilt Up Concrete Panels

Mullions to be Clear Anodized Aluminum

ELEVATIONS

BUILDING 9

GRAND CROSSING SOUTH

Drawing Plot Bar

0" 1"

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical drawing has changed.

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6356

SHEET NO.

A3.9

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DATE _____

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License No. 723302

ELEVATIONS

BUILDING 9

GRAND CROSSING SOUTH

23000 GRAND CROSSING PARKWAY, INDUSTRY, CA. 91789

Drawing Plot Bar

0" 1"

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

CCC JOB NO
6356

SHEET NO.

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\\na\Sketches\6356 Industry Business Center\Submittal\Building 8-9\6356-submittal-bldg-8-9-ex-01.dwg



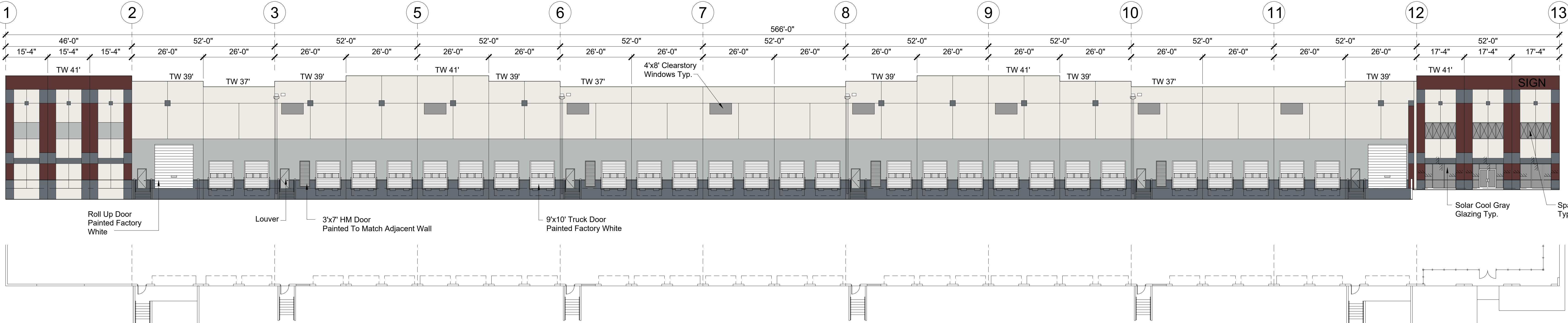
SUBMITTAL 01A (2021 09 28)

COLOR LEGEND

- SHERWIN WILLIAMS
SW 7005
PURE WHITE
- SHERWIN WILLIAMS
SW 7663
MONORAIL SILVER
- SHERWIN WILLIAMS
SW 7665
WALL STREET
- SHERWIN WILLIAMS
SW 7595
SOMMELIER
- GLAZING
SOLAR COOL GRAY

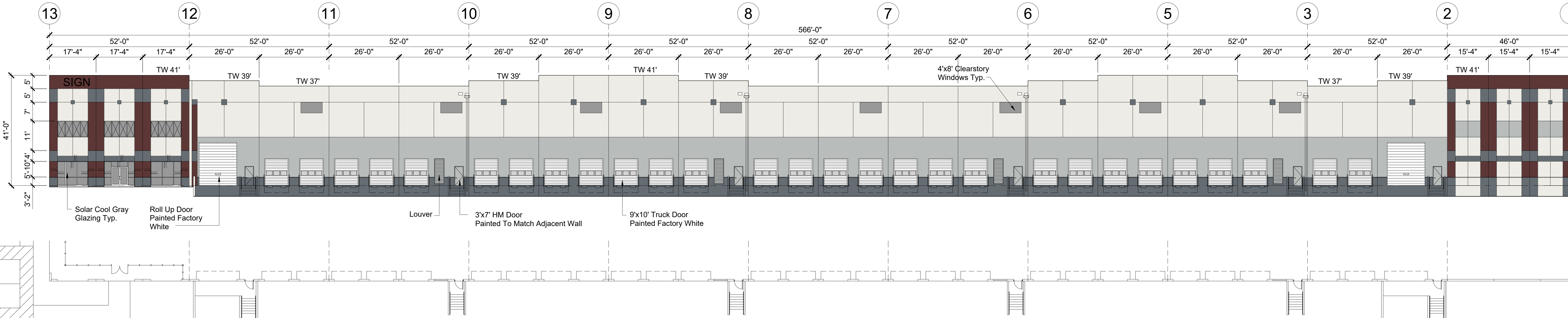
Building is Tilt Up Concrete Panels

Mullions to be Clear
Anodized Aluminum



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

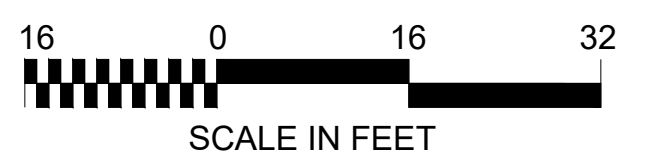


NORTH ELEVATION

SCALE: 1/16" = 1'-0"

SUBMITTAL 01A (2021 09 28)

COMMERCIAL CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 689-0435 License No. 723302		ELEVATIONS BUILDING 9 GRAND CROSSING SOUTH 23000 GRAND CROSSING PARKWAY, INDUSTRY, CA. 91789		Drawing Plot Bar Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.	
REVISIONS		REVISIONS		DRAWN BY DATE JN	
DATE		DATE		CCC JOB NO. 6356	
BY		BY		SHEET NO. A3.9A	



EAST ELEVATION	B	SCALE:
		1/16" = 1'-0"

[illegible]

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City of Industry, California 91746-3497
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License No. 723302

BUILDING 9
GRAND CROSSING SOUTH
23000 GRAND CROSSING PARKWAY, INDUSTRY, CA. 91789

Drawing Plot Bar

1"

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CC JOB NO.
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