
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
JANUARY 8, 2019
11:30 A.M.



60 YEARS
Jobs, Enterprise & Regional Infrastructure

CHAIRMAN MICHAEL GREUBEL
COMMISSIONER HILDA RODRIGUEZ
COMMISSIONER BECKY SIMON
COMMISSIONER ANDRIA WELCH

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Planning Commission:

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*
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1. Call to Order
2. Flag Salute
3. Roll Call
4. Public Comments

5. **ACTION ITEMS**

5.1 Consideration of the minutes of the September 11, 2018 regular meeting

RECOMMENDED ACTION: Approve as submitted.

6. **PUBLIC HEARING ITEMS**

6.1 Public Hearing for the consideration of Tentative Parcel Map 353, to subdivide an existing 341.33 acre parcel into seven developable parcels, eleven non-developable parcels and two roadways located north of the SR-57/SR-60 and west of Grand Avenue

Consideration of Resolution No. PC 2019-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 353 TO SUBDIVIDE AN EXISTING 341.33 ACRE PARCEL INTO SEVEN DEVELOPABLE PARCELS, ELEVEN NON-DEVELOPABLE PARCELS AND TWO NEW ROADWAYS, AT THE PROPERTY GENERALLY LOCATED WESTERLY OF GRAND AVENUE AND NORTHERLY OF STATE ROUTE 57/60 FREEWAY, IN THE CITY OF INDUSTRY, CALIFORNIA AND APPROVING AN ADDENDUM TO THE INDUSTRY BUSINESS CENTER ENVIRONMENTAL IMPACT REPORT

RECOMMENDED ACTION: Adopt Resolution No. PC 2019-01.

7. **ORAL COMMENTS FROM THE PLANNING COMMISSION**

8. **ORAL COMMENTS FROM STAFF**

9. Adjournment. Next regular meeting will be held on Tuesday, February 12, 2019 at 11:30 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 11, 2018
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CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chairman Michael Greubel at 11:46 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Michael Greubel.

ROLL CALL

PRESENT: Michael Greubel, Chairman
Jim Divers, Vice Chairman
Hilda Rodriguez, Commissioner
Becky Simon, Commissioner
Andria Welch, Commissioner

STAFF PRESENT: Troy Helling, Acting City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Nathalie Vasquez, Contract Assistant Planner II; Dina Lomeli, Contract Associate Planner; and Maria Hagerty, Planning Technician.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING TO CONSIDER RESOLUTION NO. PC 2018-10 APPROVING CONDITIONAL USE PERMIT (CUP) NO. 18-02 SUBMITTED BY ERIC WANG ON BEHALF OF HAIDILAO HOT POT INDUSTRY, INC. TO ALLOW FOR THE OPERATION OF A FULL SERVICE RESTAURANT WITHIN THE PUENTE HILLS MALL AT 1600 AZUSA AVENUE IN THE CITY OF INDUSTRY.

Chairman Greubel opened the public hearing.

Acting City Manager Helling spoke of a couple typographical errors on the agenda for Item 5.1. "A Resolution of the Planning Commission" is repeated twice, and the last line should read as findings, and not finings.

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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Contract Assistant Planner II, Nathalie Vasquez presented a staff report to the Planning Commission.

Chairman Greubel inquired if anyone wished to be heard on the matter. There were no comments.

Chairman Greubel closed the public hearing.

CONSIDERATION OF RESOLUTION NO. PC 2018-10 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 18-2, TO ALLOW FOR THE OPERATION OF A FULL-SERVICE RESTAURANT LOCATED AT 1600 SOUTH AZUSA AVENUE UNIT 174 AND 178, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY COMMISSIONER VC/DIVERS, AND SECOND BY COMMISSIONER WELCH, TO ADOPT RESOLUTION NO. PC 2018-10. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

COMMISSIONER: WELCH, SIMON, RODRIGUEZ, VC/DIVERS
C/GREUBEL
COMMISSIONER: NONE
COMMISSIONER: NONE
COMMISSIONER: NONE

PUBLIC HEARING TO CONSIDER APPROVING TENTATIVE PARCEL MAP 351, TO SUBDIVIDE AN EXISTING 22.002-ACRE PARCEL INTO TWO PARCELS, LOCATED ON THE NORTH SIDE OF GALE AVENUE, EAST OF BIXBY DRIVE AND SOUTH OF THE UNION PACIFIC RAILROAD.

Chairman Greubel opened the public hearing.

Contract Assistant Planner II, Nathalie Vasquez presented a staff report to the Planning Commission.

Chairman Greubel inquired if anyone wished to be heard on the matter. There were no comments.

Chairman Greubel closed the public hearing.

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CONSIDERATION OF RESOLUTION NO. PC 2018-11 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 351 TO SUBDIVIDE AN EXISTING 22.002 ACRE PARCEL INTO TWO PARCELS, LOCATED ON THE NORTH SIDE OF GALE AVENUE, EAST OF BIXBY DRIVE AND SOUTH OF UNION PACIFIC RAILROAD, IN THE CITY OF INDUSTRY, CALIFORNIA AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY COMMISSIONER SIMON, AND SECOND BY VC/DIVERS, TO ADOPT RESOLUTION NO. PC 2018-11. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	WELCH, SIMON, RODRIGUEZ, VC/DIVERS C/GREUBEL
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

ORAL COMMENTS FROM STAFF

Chairman Greubel made mention that he will be attending a convention in Long Beach starting tomorrow and will provide feedback at the next meeting.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:59 a.m.

MICHAEL GREUBEL
CHAIRMAN

JULIE GUTIERREZ-ROBLES
ASSISTANT SECRETARY

PLANNING COMMISSION

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Planning Commission

FROM: Troy Helling, City Manager *TH*

STAFF: Nathalie Vazquez, Consultant Assistant Planner II *NV*
Dina Lomeli, Consultant Associate Planner *DL*

DATE: January 8, 2019

SUBJECT: Public Hearing for the consideration of Tentative Parcel Map 353, to subdivide an existing 341.33 acre parcel into seven developable parcels and eleven non-developable parcels, located north of SR 57 / 60 Freeway and west of Grand Avenue.

Proposal:

The Successor Agency to the Industry Urban-Development Agency ("Successor Agency") is requesting approval of Tentative Parcel Map 353 ("TPM 353") located west of Grand Avenue and north of SR 57 / 60 Freeway. TPM 353 will consist of the subdivision of seven developable parcels and eleven non-developable parcels within an existing 341.33 acre parcel ("Project").

Staff Recommendation:

Section 16.12.030 of the Municipal Code ("Code") requires that when a parcel map is proposed it shall be filed with the Planning Commission for review and for a final decision; therefore, staff recommends that City of Industry Planning Commission adopt:

1. Adopt Resolution No. PC 2019-01 approving TPM 353 as conditioned.

Project Background

The Successor Agency is the owner of the property shown on TPM 353. The Successor Agency entered into a lease agreement with Industry East, LLC in April 2005, under the terms of the lease, the Successor Agency is required to construct all the infrastructure, streets and mass grading for the Industry Business Center. The Successor Agency desires to grant interest in real property for all streets, highways and other public right of ways and dedicated easements for storm drain and sanitary sewer purposes as shown on TPM 353. TPM 353 is fulfilling the Successor Agency's obligations under the lease with Industry East, LLC. . This map formally creates those streets.

On June 12, 2018, the City's Planning Commission approved Tentative Parcel Map 352 (TPM 352) approving the subdivision of 15 parcels located on a 596.65 acre vacant lot on the east side of Grand Avenue, adjacent to the proposed Project. .

Location and Surroundings:

As shown on the location map (Exhibit A), the project site is a vacant lot located on the west side of Grand Avenue and is north of SR 57 / 60 Freeway. The site is approximately 341.33 acres, totaling 14,868,334.8 square-feet. The Los Angeles County Tax Assessor Parcel Number's (APN)

are: 8719-007-039 (ptn), 8719-007-923, 8719-007-930, 8719-009-902, 8719-009-904, 8719-009-905, 8719-009-906, and 8719-009-908 (“Property”). Industrial uses are located to the north, the State Route 60 and 57 highway (“SR 60/57”) is south of the property, the easterly properties are vacant with a zoning designation of Industrial, and residential uses in the jurisdiction of the City of Diamond Bar are located to the west.

Table 1: Project Location and Description

Item	Information	
Assessor’s Parcel Numbers	8719-007-039 (ptn), 8719-007-923, 8719-007-930, 8719-009-902, 8719-009-904, 8719-009-905, 8719-009-906, 8719-009-908	
Nearest Major Intersection	Grand Avenue and SR 57/60 Freeway	
General Plan Designation	Employment	
Zoning Designation	Industrial	
Surrounding Land Uses	North	Industrial
	South	60 Highway and 57 Highway
	East	Industrial (vacant)
	West	Residential uses in City of Diamond Bar
Existing Development	Vacant	

Project Description:

As illustrated in the tentative parcel map (Exhibit B), the TPM 353 project subdivides an existing 341.33 acre parcel into seven developable parcels, and 11 parcels that are not able to be developed. Parcel 1 will be a 13.31 acre lot (579,784 square-feet), Parcel 2 will be an 10.50 acre lot (457,380 square-feet), Parcel 3 will be a 40.53 acre lot (1,765,487 square-feet), Parcel 4 will be a 34.29 acre lot (1,493,672 square feet), Parcel 5 will be a 35.53 acre lot (1,547,687 square-feet), Parcel 6 will be a 16.99 acre lot (740,084 square- feet), and Parcel 7 will be 10.36 acre lot (451,282 square-feet), which will be a total of 161.51 acres of developable area. Parcel’s A-J will also be subdivided; however, will not be developable due to the steepness of the slope of these parcels. Also, Parcel B and Parcel I will consists of detention basins and Parcel K will have a roadway dedication. The map also includes the dedication of two new public streets labeled “Grand Crossing” and “A’ Street” on the map. Each parcel meets minimum lot size, minimum frontage, and access and drainage requirements.

Table 2: Parcel Description

Developable Parcel	Parcel Size
	Minimum Required 50,000 square-feet
1	13.31 acres (579,784 square-feet)
2	10.50 acres (457, 380 square-feet)
3	40.53 acres (1,765,487 square-feet)
4	34.29 acres (1,493,672 square-feet)
5	35.53 acres (1,547,687 square-feet)
6	16.99 acres (740,084 square-feet)
7	10.36 acres (451.282square-feet)

Staff Analysis:

Staff has reviewed the proposed tentative parcel map and determined that the Project is consistent with the requirements found in Title 16 and Chapter 17.36 of the City’s Code. Staff recommends that the City’s Planning Commission, the approving body for tentative parcel maps, approve TPM 353 based on the following findings:

- The map is consistent with the General Plan and any applicable specific plans. The proposed subdivision is located in an area designated as Employment in the General Plan, which allows for the future development of industrial uses when zoned appropriately. The proposed subdivision would allow for the future development of seven stand-alone industrial warehouse buildings in keeping with surrounding uses and in accordance with the direction of the General Plan. The project site is not located within an adopted specific plan.
- The improvement is consistent with the General Plan and any applicable specific plans. The proposed subdivision complies with the minimum size, frontage, access, and drainage requirements addressed in Section 16.10 of the Code and the development standards in Section 17.36 of the Code. The project site is not located within an adopted specific plan.
- The site is physically suitable for the type of development proposed. The developable project site is flat, was previously graded, and there are no known physical or environmental hazards.
- Although there are no buildings proposed, the site is physically suitable for the proposed density of any future development. The proposed subdivision would result in seven parcels that exceed minimum lot area and width requirements.
- The subdivision will not cause substantial environmental damage or substantially and unavoidable injury to fish, wildlife or their habitat. The development on an existing lot will not result in significant environmental impacts to fish, wildlife or their habitat.
- The design or improvements will not cause serious public health problems. The proposed subdivision complies with development standards, complies with access and circulation requirements, does not alter emergency response, is not located in flood zones, near active earthquake faults, will not be used to store or produce hazardous materials, and will comply with applicable building and fire codes.
- The design or improvement will not conflict with easements. All easements are identified on tentative parcel map and the proposed subdivision will not conflict with, be located on, or alter the easements.
- The subdivision is consistent with Section 66412.3 of the Subdivision Map Act regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources because the subdivision is located in the City's Industrial Zone, and is therefore only suitable for industrial development, and no residential development is permitted.

Environmental Analysis:

Industry Business Center EIR Addendum

State Clearinghouse Number 2003121086

01/09/2018

Project Description:

On October 28, 2004, the City approved the IBC Project and certified the 2004 EIR (State Clearinghouse Number 2003121086), and adopted the associated mitigation monitoring and reporting program. The 2004 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 space on 592 acres located on the eastern boundary of the City of Industry in Los Angeles County. The site consists of two large parcels, one east and one west of Grand Avenue with the Pomona and

Orange Freeways (SR-60/57, respectively) bordering on the south side of the project site. The eastern parcel ("IBC-East") was approximately 245 acres, and the western parcel ("IBC-West") was approximately 347 acres. Approximately 4.5 miles of new streets would be developed connecting to some of the existing streets in the Grand Crossing development to the north and to Sunset Crossing to the east in Diamond Bar. The project site's existing General Plan designation is Industrial, and the Zoning designation is also industrial. The proposed commercial, office and industrial uses are permitted under these designations.

The revised project is for the same development project as evaluated in the 2004 EIR, however, the circulation proposed in the 2004 EIR would be modified. The 2004 EIR anticipated that there would be one new full intersection built on Grand Avenue where "A" Street intersects north of the SR-60/57 interchange, and a new street ("B" Street that was previously approved in TPM 352) connecting to Grand Avenue opposite the recently constructed Baker Street, that would create an additional full intersection on Grand Avenue, and Grand Crossing Parkway would extend into the IBC from Grand Crossing, which is existing. The revised project would modify the alignments of "A" Street which will still connect with the Grand Avenue and Grand Crossing will also be realigned and will connect to both the existing portion of Grand Crossing and "A" Street.

Purpose of an EIR Addendum:

CEQA Requirements

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary but none of the conditions enumerated in CEQA Guidelines Section 15162(a)(1)–(3) calling for the preparation of subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the followings:

- Substantial changes are proposed in the project which 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;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which 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; or
- 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 or 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;
 - b) Significant effects previously examined will be substantially more severe than shown 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 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.

Changes to the IBC project (previously approved project) and regulatory conditions, described below under the revised project description would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)– (3) as these changes do not result in new significant environmental effects, or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the 2004 EIR is the appropriate environmental document to address changes to the project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration):

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Environmental Discussion:

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.” Section 15162 does not require a subsequent EIR where the proposed changes would not create a new significant environmental impact or substantially increase the severity of a significant environmental impact disclosed in a previous EIR.

The previous EIR found that the IBC Project would result in “Less than Significant Impacts” with regards to Aesthetics, Land Use and Planning, Mineral Resources, Noise, Population and Housing, and Recreation. The following issue areas 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 and

Utilities. Significant and Unavoidable impacts would occur with regard to Air Quality and Traffic and Circulation even with the incorporation of identified mitigation measures.

TPM 353 would result in negligible changes to internal circulation for the proposed Project site, and no significant new impact or substantial increase in the severity of a previously described significant impact would occur, and there are no substantial changes in the circumstances, or new information that was not known and could not have been known at the time of the adoption of the 2004 EIR. The previously adopted mitigation measures would be required to be implemented, and no new or previously considered mitigation measures would be required to be adopted.

The revised Project would be a minor change that would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclose in the Original EIR. Thus, the revised Project does not cause any of the conditions in CEQA Guidelines section 15162 calling for the preparation of a subsequent EIR and the appropriate environmental document as authorized by CEQA Guidelines section 15164(b) is an addendum. Accordingly, an EIR Addendum ("Addendum") has been prepared. The Addendum describes the changed components of the Revised Project, analyzes impact changes, and demonstrates that the Revised Project will not create any new significant environmental impacts or substantially increase the severity of those significant environmental impacts disclosed in the Original EIR.

Fiscal Impact:

The Project's fiscal impact will include increased property tax revenue to the City of Industry due to the new facilities and operations within the City, however the increased tax revenue will be impacted by the costs of the associated with the storm drain, which are the responsibility of the City. The sewer line will be accepted into the Sewer Maintenance District managed by the County. A portion of the property taxes will fund their costs. Finally, the streets will be owned and maintained by the City with help from the County Road Department just like any other City street.

Recommendation:

Based on the analysis provided in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2019-01 (Exhibit E) approving TPM 353. Because the project complies with the development standards of the Code, does not pose a significant impact on the environment, and satisfies the above-mentioned findings, Staff recommends that the Planning Commission:

- 1) Adopt Resolution PC 2019-01 approving TPM 353 as conditioned, and approving the Environmental Impact Report Addendum for the Industry Business Center Project.

Exhibits:

- A. Location Map – TPM 353
- B. Tentative Parcel Map 353 – TPM 353
- C. Public Hearing Notice – TPM 353
- D. Notice of Determination – TPM 353
- E. Resolution PC 2019-01 Approving Tentative Parcel Map 353 as conditioned and Approving the Environmental Impact Report Addendum for the Industry Business Center Project.

EXHIBIT A

Location Map – Tentative Parcel Map 353

[Attached]

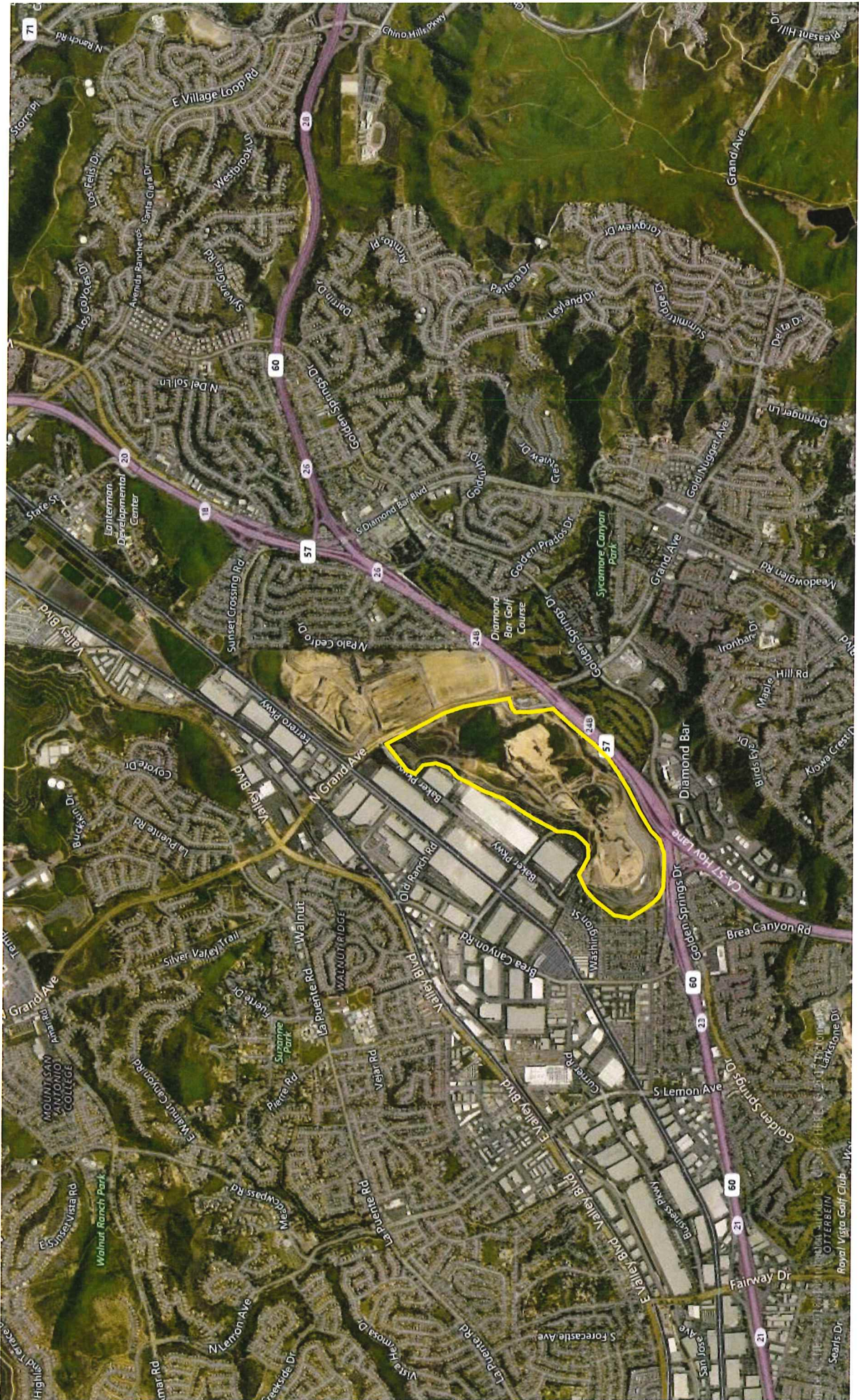


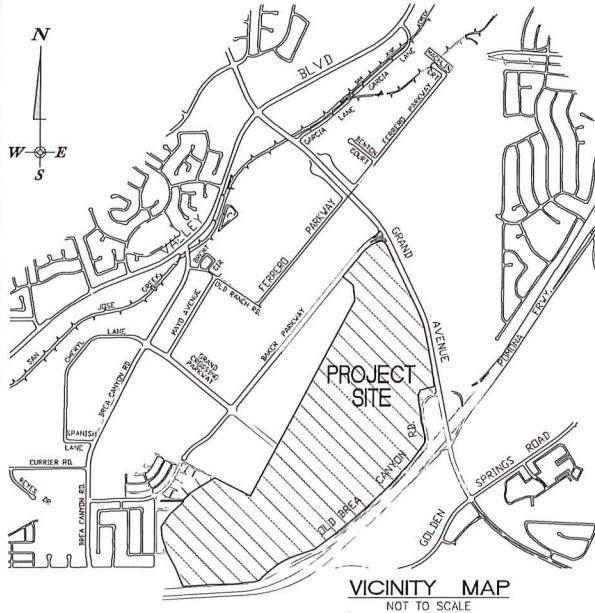
EXHIBIT B

Tentative Parcel Map 352

[Attachment]

TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



STATEMENT OF ENGINEER OF RECORD

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Steve Levissee
STEVE LEVISSEE R.C.E. 45926
9/18/18



PARCELS 1 thru 7 - INDUSTRIAL
PARCELS A thru M - SLOPES/LANDSCAPE
PARCELS K & L - R/W DEDICATION
ALL STREETS ARE PUBLIC

GENERAL NOTES

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: INDUSTRIAL
- EXISTING ZONING: INDUSTRIAL
- PROPOSED ZONING: INDUSTRIAL
- WATER SERVICE PROVIDED BY: WALNUT VALLEY WATER DISTRICT
- ELECTRIC SERVICE PROVIDED BY: CITY OF INDUSTRY
- SEWER SERVICE PROVIDED BY: CITY OF INDUSTRY
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- TELEPHONE SERVICE PROVIDED BY VERIZON, CALIFORNIA

ASSESSORS PARCEL NUMBERS

8719-007-039 (ptn), 8719-007-923, 8719-007-930,
8719-009-902, 8719-009-904, 8719-009-905,
8719-009-906, 8719-009-908

EASEMENT NOTES

- NP WELL PIPELINES EASEMENT, REC 12/7/25, BK 4433, PG 380, O.R. AND 12/7/25, BK 5183, PG 288, O.R., NO GRANTEE SHOWN (ITEM 6)
- NP WELL PIPELINES EASEMENT, REC 12/7/25, BK 5173, PG 180, O.R. AND 12/7/25, BK 5534, PG 126, O.R., NO GRANTEE SHOWN (ITEM 7)
- NP STATE OF CALIFORNIA DRAINAGE, SLOPES EASEMENT, REC. 5/27/32, BK 11634, PG 114, O.R. (ITEM 8)
- NP STATE OF CALIFORNIA DRAINAGE, SLOPES EASEMENT, REC. 6/17/32, BK 11638, PG 222, O.R. (ITEM 9)
- NP SCE PUBLIC UTILITIES EASEMENT, REC 2/16/50, BK 32292, PG 194, O.R. (ITEM 10)
- ① SCE PUBLIC UTILITIES EASEMENT, REC 8/30/68, INST. NO. 4418, O.R. (ITEM 15)
- ② STATE OF CALIFORNIA DRAINAGE EASEMENT, REC. 8/30/68, BK D4118, PG 608, O.R. (ITEM 17)
- NP STATE OF CALIFORNIA PUBLIC HIGHWAY DRAINAGE EASEMENT, REC 11/17/69, BK D4557, PG 11, O.R. (ITEM 18)
- NP SCE PUBLIC UTILITIES EASEMENT, REC 10/14/75, BK D-6832, PG 238, O.R. (ITEM 23)
- ⑦ COUNTY OF LOS ANGELES SLOPE EASEMENT, SHOWN ON PARCEL MAP No. 8024, BK 99, PG 3-4 (ITEM 24)
- ⑪ CITY OF INDUSTRY STREET EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑫ CITY OF INDUSTRY STORM DRAIN EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑬ CITY OF INDUSTRY PUB UTILITY EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑭ CITY OF INDUSTRY DEBRIS BASIN EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑮ CITY OF INDUSTRY INGRESS & EGRESS EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑯ CITY OF INDUSTRY STREET WIDENING EASEMENT, SHOWN ON PARCEL MAP No. 318, BK 308, PG 8-16 (ITEM 30)
- ⑰ CITY OF INDUSTRY PUBLIC ROAD EASEMENT, REC 8/8/88, INST. NO. 88-1246248, O.R. (ITEM 31)
- NP LOS ANGELES COUNTY SEWER EASEMENT, REC 12/7/88, INST. NO. 88-1957952, O.R. (ITEM 33)
- NP LOS ANGELES COUNTY SEWER EASEMENT, REC 4/18/2002 INST. NO. 02-0913077, O.R. (ITEM 36)
- ⑱ SCE PUBLIC UTILITIES EASEMENT, REC 12/11/2002, INST. HO. 02-3033770, O.R. (ITEM 37)
- ⑲ STATE OF CALIFORNIA PUBLIC HWY INGRESS/EGRESS EASEMENT, REC 4/9/2015, INST. NO. 20150393777, O.R. (ITEM 40)
- ⑳ STATE OF CALIFORNIA PUBLIC HWY INGRESS/EGRESS EASEMENT, REC 4/24/2015, INST. NO. 20150465636, O.R. (ITEM 41)
- ㉑ SCE PUBLIC UTILITIES EASEMENT, REC 5/26/2015, INST. NO. 20150607488, O.R. (ITEM 42)
- ㉒ SCE PUBLIC UTILITIES EASEMENT, REC 8/19/2015, INST. NO. 20150180002, O.R. (ITEM 43)
- ㉓ PUBLIC UTILITIES EASEMENT & RELINQUISHMENT, REC 3/9/2016, INST. NO. 20160268622, O.R. (ITEM 46)

EASEMENT NOTES

NP - DENOTES 'NOT PLOTTABLE' EASEMENT

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PARCEL LINE
- EXIST. DRAINAGE PATTERN

THOMAS GUIDE 639-J7
679-H1
679-H2
679-J1
679-J2
680-A1

LEGAL DESCRIPTION

PARCELS I & J OF PARCEL MAP 352
NOTE: THE ORIGINAL LEGAL DESCRIPTION OF THIS MAP WILL BE REPLACED BY PM 352 THAT WILL BE RECORDED PRIOR TO THIS MAP. THIS LEGAL DESCRIPTION IS BASED ON THE UNRECORDED MAP 352

TENTATIVE PARCEL NO. 352, BEING A DIVISION OF THE FOLLOWING:

PARCEL A: APNS: 8719-007-930, 8719-007-923 AND 8719-007-039 (PTN)

PARCEL 3 OF PARCEL MAP NO. 8024, AS FILED IN BOOK 99, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PARCEL 7 OF CITY OF INDUSTRY PARCEL MAP NO. 318 FILED IN BOOK 308, PAGES 8-16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 7 AS SHOWN ON PARCEL MAP NO. 318; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 7, NORTH 38° 57' 47" EAST, 1163.74 FEET TO ITS INTERSECTION WITH THAT PARTICULAR COURSE IN THE NORTHWESTERLY LINE OF PARCEL C OF CITY OF INDUSTRY MINOR LOT LINE ADJUSTMENT NO. 68, RECORDED AS DOCUMENT NO. 06-1559660 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 38° 57' 47" EAST, 321.40 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 7; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 7, SOUTH 12° 58' 53" WEST, 127.01 FEET; THENCE SOUTH 06° 30' 56" EAST, 295.54 FEET TO ITS INTERSECTION WITH SAID COURSE IN THE SOUTHWESTERLY LINE OF SAID PARCEL C; THENCE LEAVING SAID SOUTHEASTERLY LINE OF SAID PARCEL 7, NORTH 51° 02' 13" WEST, 266.36 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA, RECORDED APRIL 09, 2015, AS INSTRUMENT NO. 20150393777 AND APRIL 24, 2015, AS INSTRUMENT NO. 20150465636, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 9, 2016 AS INSTRUMENT NO. 20160256778 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER THE SURFACE OF SAID PREMISES AS RESERVED IN DEEDS RECORDED IN BOOK 46873, PAGE 49, OFFICIAL RECORDS, AND III BOOK 46873, PAGE 70, OFFICIAL RECORDS.

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, WERE QUITCLAIMED BY THE RECORD OWNERS OF SAID MINERAL RIGHTS BY DEED RECORDED JULY 13, 1981 AS INSTRUMENT NO. 81-693009 AND VARIOUS OTHER DEEDS OF RECORD.

ALSO EXCEPTING THEREFROM ONE-QUARTER OF ALL OIL, GAS AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER THE SURFACE OF SAID PREMISES, WITHOUT THE RIGHT TO THE USE OF THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED MARCH 07, 1980 AS INSTRUMENT NO. 80-233146.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS UNDER AND IN SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY OVER THE TOP 500 FEET THEREOF, BY DEED RECORDED MARCH 22, 1983 AS INSTRUMENT NO. 83-311898.

ALSO EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSOR AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED, OR ANY PORTION OF THE SUBSURFACE OF SAID LANDS ABOVE A PLANE FIVE HUNDRED FEET (500') BELOW THE SURFACE OF SAID LANDS, AND SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE OR GRANTEE'S SUCCESSORS OR ASSIGNS, AS RESERVED BY UPLAND INDUSTRIES CORPORATION, A NEBRASKA CORPORATION (SUCCESSOR IN INTEREST BY MERGER TO UPLAND INDUSTRIES CORPORATION, A UTAH CORPORATION) IN DEED RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 81-1260114, OFFICIAL RECORDS.

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SHEET
1 OF 14

TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION (continued from Sheet 1)

PARCEL B: APNS: 8719-009-902, 904, 905, 906, 908

PARCELS 1 AND 2, AS SHOWN ON PARCEL MAP NO. 8024, FILED IN BOOK 99, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED FEBRUARY 10, 1955 IN BOOK 46873, PAGE 49 OFFICIAL RECORDS, IN BOOK 46873, PAGE 70, OFFICIAL RECORDS, AND OCTOBER 01, 1982 AS INSTRUMENT NO. 82-995494.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MAY 16, 2002, AS INSTRUMENT NO. 02-1136863, OF OFFICIAL RECORDS.

PARCEL C: (STREET)

THAT PORTION OF GRAND AVENUE OF VARIOUS WIDTHS LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD, 100 FEET WIDE, AS RECORDED IN BOOK 1507 PAGE 74 OF DEEDS AND LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE POMONA FREEWAY IN THE CITY OF DIAMOND BAR AND IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SAID GRAND AVENUE IS SHOWN IN PARCEL MAP NO. 8024, FILED IN BOOK 99 PAGES 3 AND 4 OF PARCEL MAPS; IN RECORD OF SURVEY IN BOOK 174 PAGES 1, 2 AND 3 OF RECORDS OF SURVEYS; IN PARCEL MAP NO. 15625, IN BOOK 250 PAGES 5, 6 AND 7 OF PARCEL MAPS; IN PARCEL MAP NO. 318 IN BOOK 308 PAGES 8 THRU 16, INCLUSIVE OF PARCEL MAPS AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 20, 2005 AS INSTRUMENT NO. 05-150357, OF OFFICIAL RECORDS AND IN PARCEL MAP NO. 318, IN BOOK 324 PAGES 79, 80 AND 81 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON, OR UNDER THE SURFACE OF SAID LAND, AS RESERVED TO THE GRANTORS, IN SEVERALTY, IN THE DEEDS FROM SUSAN HUNTER HAAS, ET AL, AND UNIVERSITY OF REDLANDS, A CORPORATION, ET AL, RECORDED SEPTEMBER 14, 1954 IN BOOK 45562, PAGE 144, OFFICIAL RECORDS AND IN BOOK 45562, PAGE 145, OFFICIAL RECORDS.

EXCEPT THEREFROM AN AGGREGATE OF ONE-HALF OF ALL OIL, GAS AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON, OR UNDER THE SURFACE OF SAID PREMISES, IT BEING THE INTENTION THAT EACH GRANTOR THEREBY RESERVED, IN SEVERALTY, A FRACTIONAL PART OF SAID ONE-HALF CORRESPONDING EXACTLY WITH THE RESPECTIVE INTEREST OF THE GRANTORS, SET FORTH FOLLOWING THEIR NAMES IN THE BODY OF SAID DEEDS, AS RESERVED BY SUSAN HUNTER FERRY HAAS, OWNER OF AN UNDIVIDED ONE-EIGHTY FOURTHS INTEREST; JAMES HUNTER, OWNER OF AN UNDIVIDED ONE-EIGHTY FOURTHS INTEREST; HOWARD R. HUNTER, OWNER OF AN UNDIVIDED ONE EIGHTY FOURTHS INTEREST; AND GEORGE C. WHEELER, OWNER OF AN UNDIVIDED ONE EIGHTY FOURTHS INTEREST; AND UNIVERSITY OF REDLANDS, A CORPORATION, OWNER OF AN UNDIVIDED TWENTY-EIGHT/EIGHTY FOURTHS INTEREST; LOUISE CURRIER RAMSAY, OWNER OF AN UNDIVIDED TWELVE-EIGHTY FOURTHS INTEREST; GEORGE CURRIER WHEELER, OWNER OF AN UNDIVIDED FIFTEEN/EIGHTY FOURTHS INTEREST; JOSIE MAY NORTON, OWNER OF AN UNDIVIDED SEVEN/EIGHTY FOURTHS INTEREST; CURRIER CARLTON HOLMAN, OWNER OF AN UNDIVIDED SEVEN/EIGHTY FOURTHS INTEREST; MARGUERITE HOLMAN, OWNER OF AN UNDIVIDED SEVEN/EIGHTY FOURTHS INTEREST; JAMES HUNTER, OWNER OF AN UNDIVIDED TWO/EIGHTY FOURTHS INTEREST; AND HOWARD R. HUNTER, OWNER OF AN UNDIVIDED TWO/EIGHTY FOURTHS INTEREST IN DEEDS RECORDED FEBRUARY 10, 1955 IN BOOK 46873, PAGE 49, OFFICIAL RECORDS AND IN BOOK 46873, PAGE 70, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE REMAINING INTEREST OF THE GRANTOR IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATION THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RATIONAL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, A RESERVE BY ISAAC NEWTON KRAUSHAAR, WHO ACQUIRED TITLE AS ISAAC N. KRAUSHAAR AND BETH LUCILLE KRAUSHAAR, WHO ACQUIRED TITLE AS BETH L. KRAUSHAAR, HUSBAND AND WIFE AS TO AN UNDIVIDED THREE FOURTHS INTEREST, RECORDED AUGUST 30, 1968 AS INSTRUMENT NO. 4419 IN BOOK D4118, PAGE 608, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ONE-QUARTER OF ALL OIL, GAS AND CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER THE SURFACE OF SAID PREMISES, WITHOUT THE RIGHT TO THE USE OF THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED MARCH 07, 1980 AS INSTRUMENT NO. 80-233146, OFFICIAL RECORDS.

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, WERE QUITCLAIMED BY THE RECORD OWNERS OF SAID MINERAL RIGHTS BY DEED RECORDED JULY 13, 1981 AS INSTRUMENT NO. 81-693009, 81-693010, 81-693011, 81-693012, 81-693013, 81-693014, 81-693015, 81-693016, 81-693017, 81-693018, ALL OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, I

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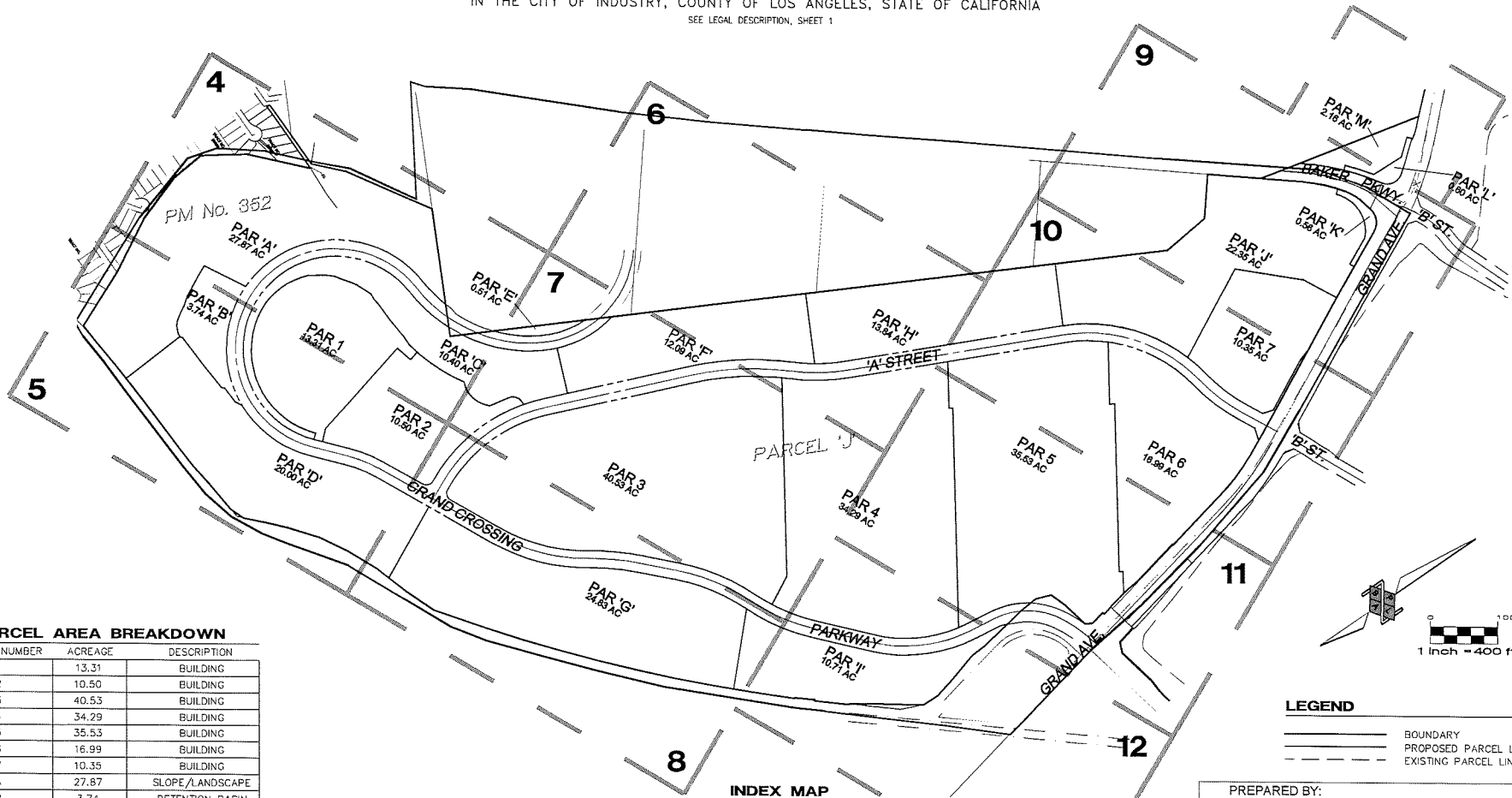
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SHEET
2 OF 14

TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1






PARCEL AREA BREAKDOWN

PARCEL NUMBER	ACREAGE	DESCRIPTION
1	13.31	BUILDING
2	10.50	BUILDING
3	40.53	BUILDING
4	34.29	BUILDING
5	35.53	BUILDING
6	16.99	BUILDING
7	10.35	BUILDING
A	27.87	SLOPE / LANDSCAPE
B	3.74	DETENTION BASIN
C	10.40	SLOPE / LANDSCAPE
D	20.00	SLOPE / LANDSCAPE
E	0.51	SLOPE / LANDSCAPE
F	12.09	SLOPE / LANDSCAPE
G	24.83	SLOPE / LANDSCAPE
H	13.84	SLOPE / LANDSCAPE
I	10.71	DETENTION BASIN / S&L
J	22.36	SLOPE / LANDSCAPE
K	0.55	R / W DEDICATION
PROPOSED R / W DEDICATION	X	ROADWAY
TOTAL	597.40	

INDEX MAP

LEGEND

 BOUNDARY
 PROPOSED PARCEL LINE
 EXISTING PARCEL LINES

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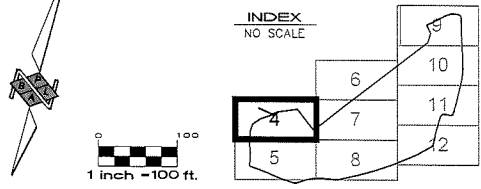
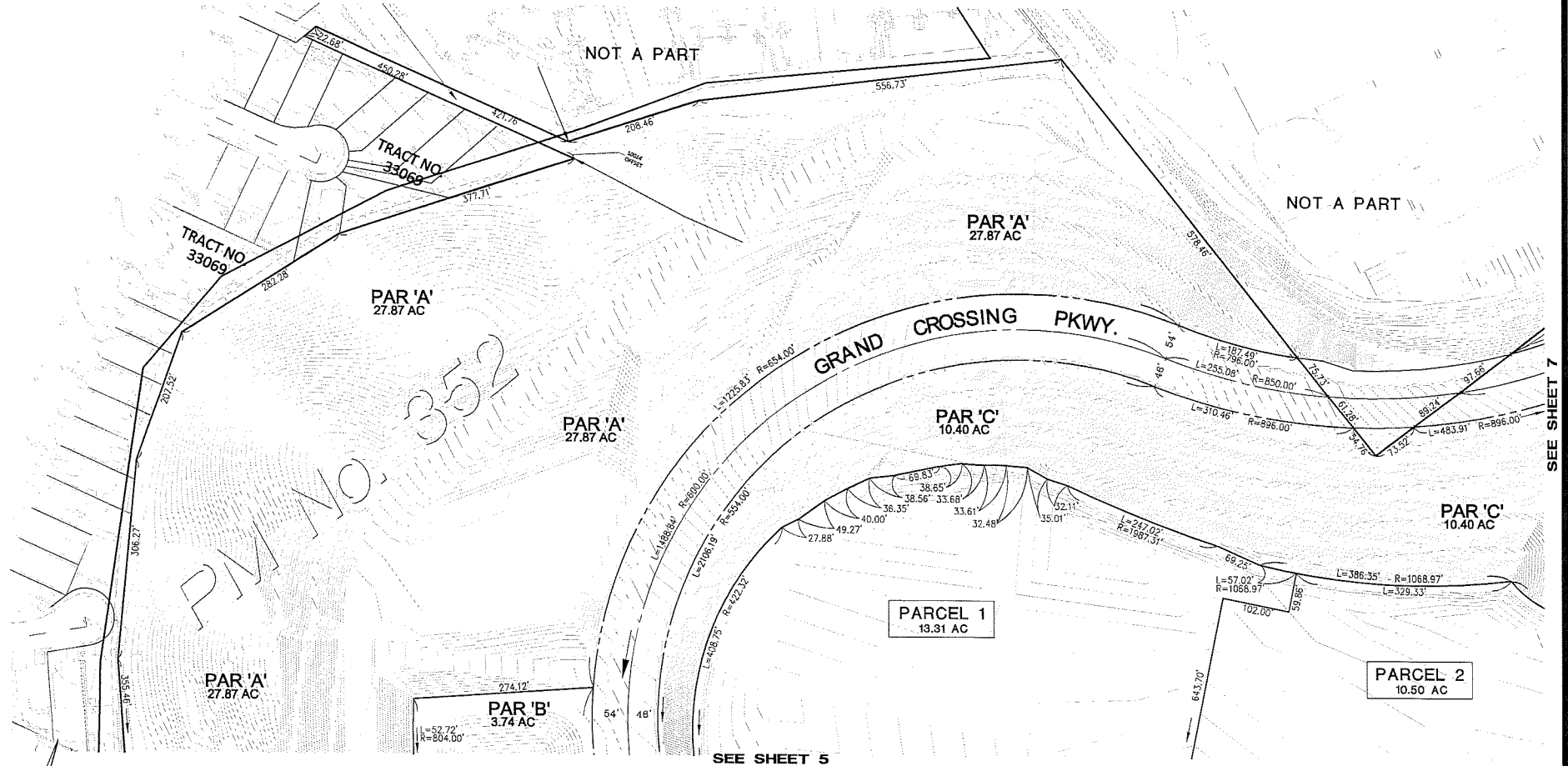
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SHEET
3 OF 14

TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



LEGEND

- BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINES
- EXIST. DRAINAGE PATTERN

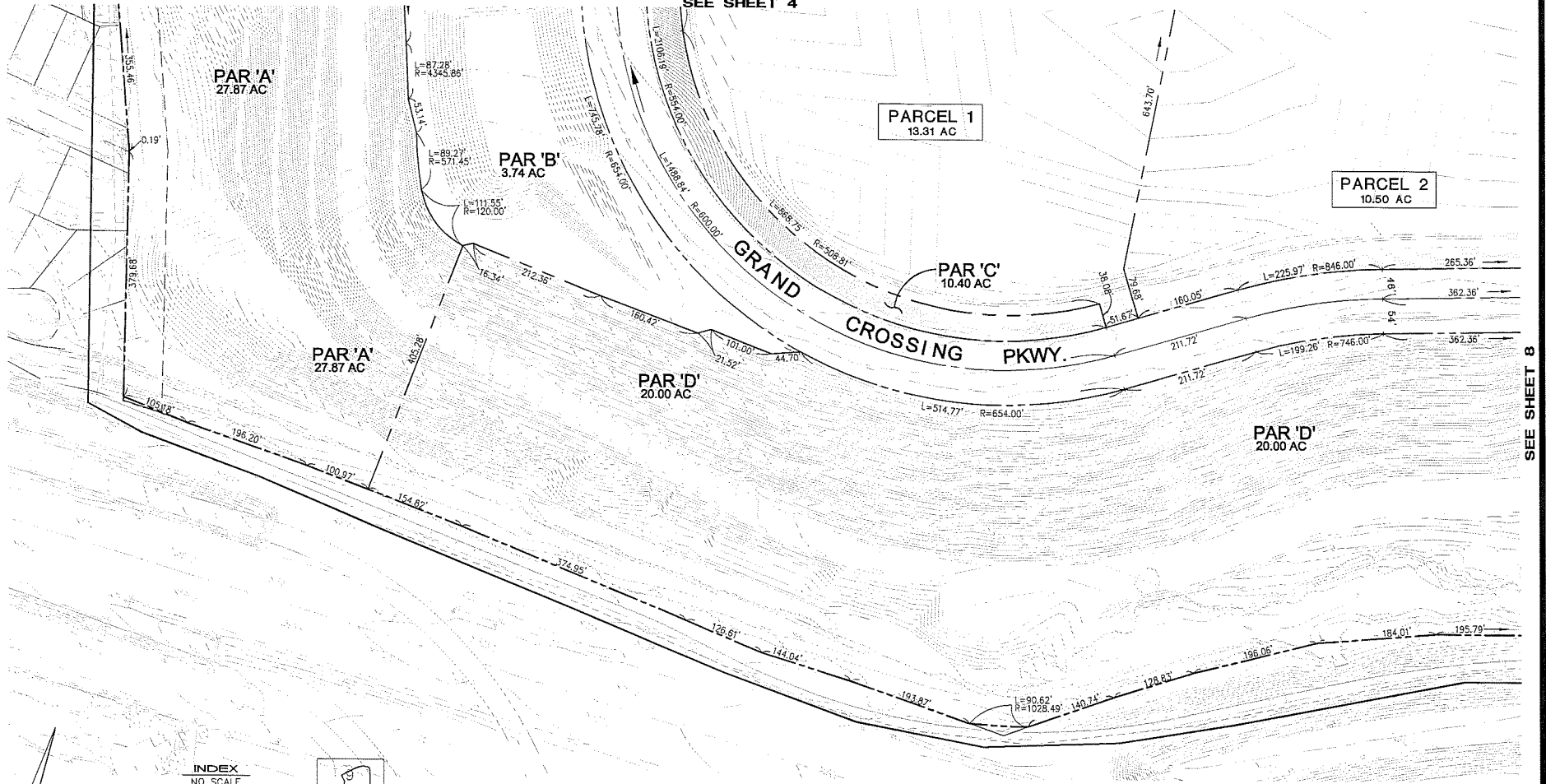
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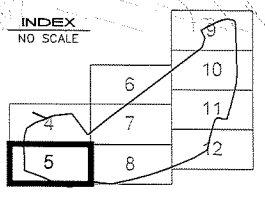
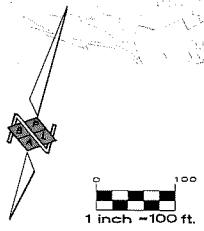
TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2

SEE SHEET 4



SEE SHEET 8



LEGEND

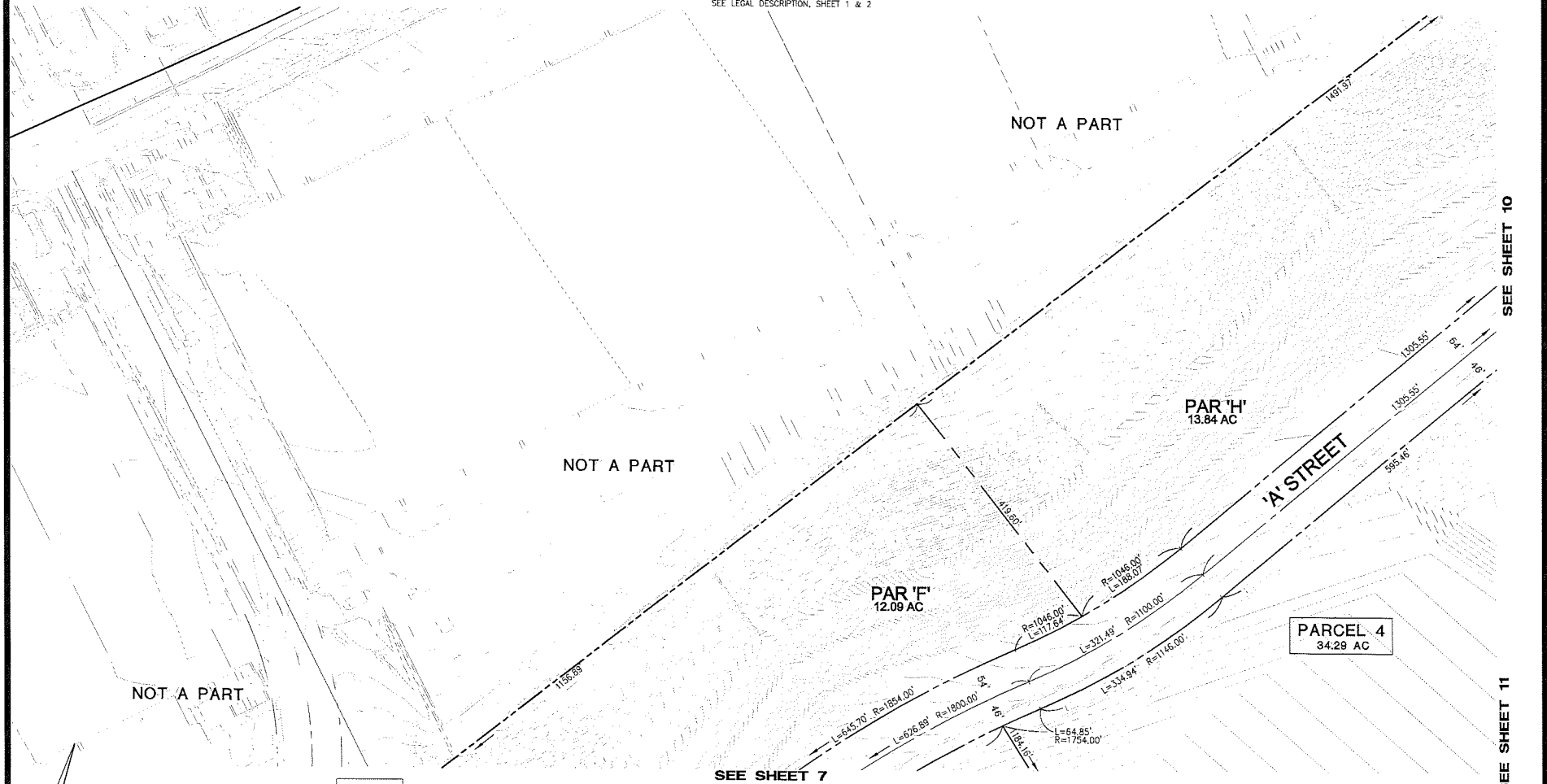
	BOUNDARY
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINES
	EXIST. DRAINAGE PATTERN

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TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



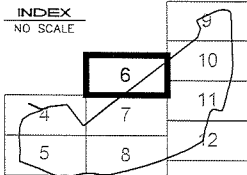
SEE SHEET 10

SEE SHEET 11

NOT A PART

NOT A PART

NOT A PART



LEGEND

	BOUNDARY
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINES
	EXIST. DRAINAGE PATTERN

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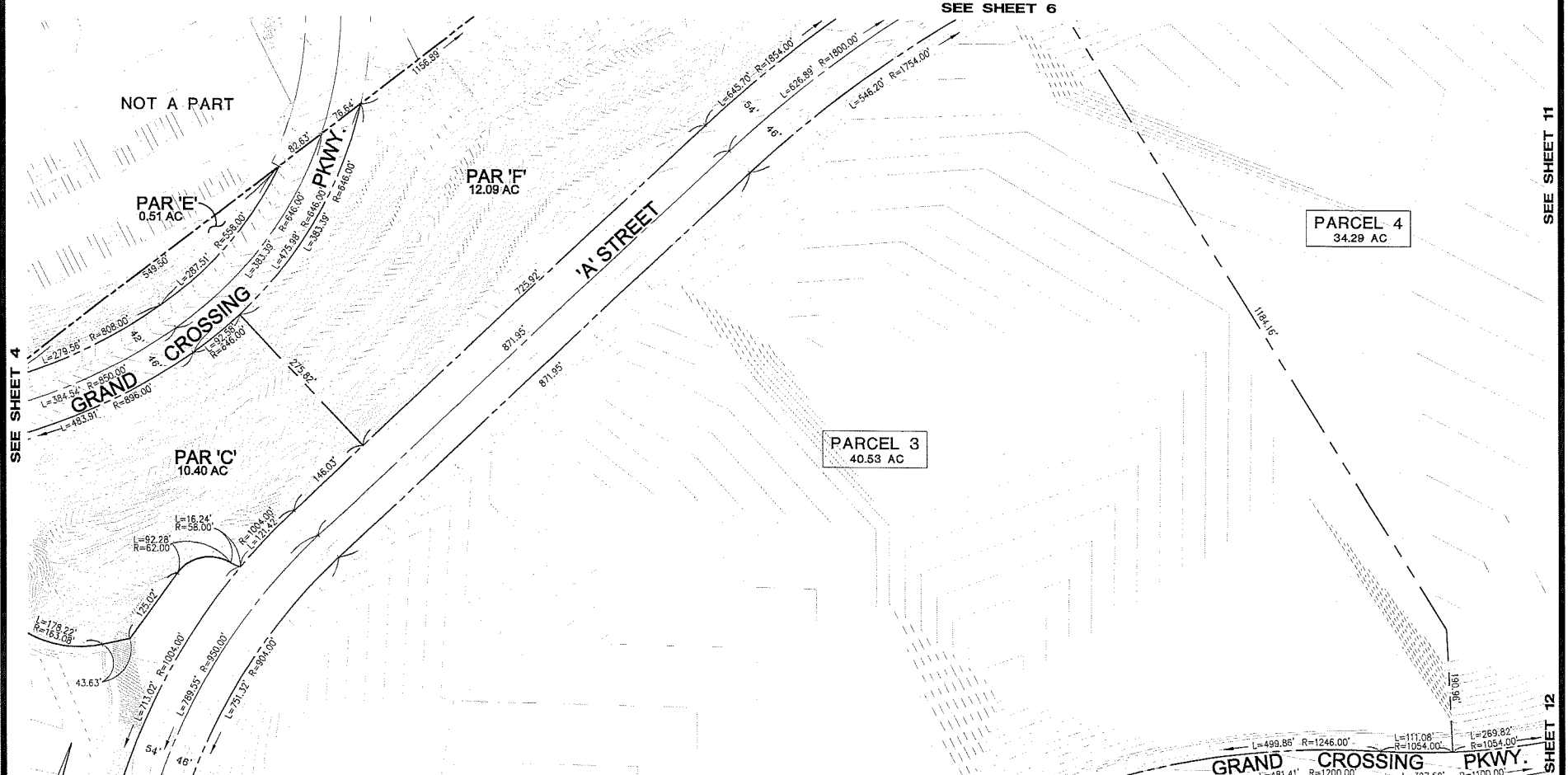
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TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



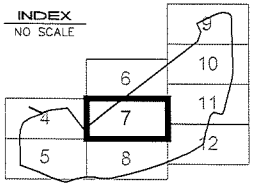
SEE SHEET 4

SEE SHEET 6

SEE SHEET 11

SEE SHEET 12

SEE SHEET 8



LEGEND

	BOUNDARY
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINES
	EXIST. DRAINAGE PATTERN

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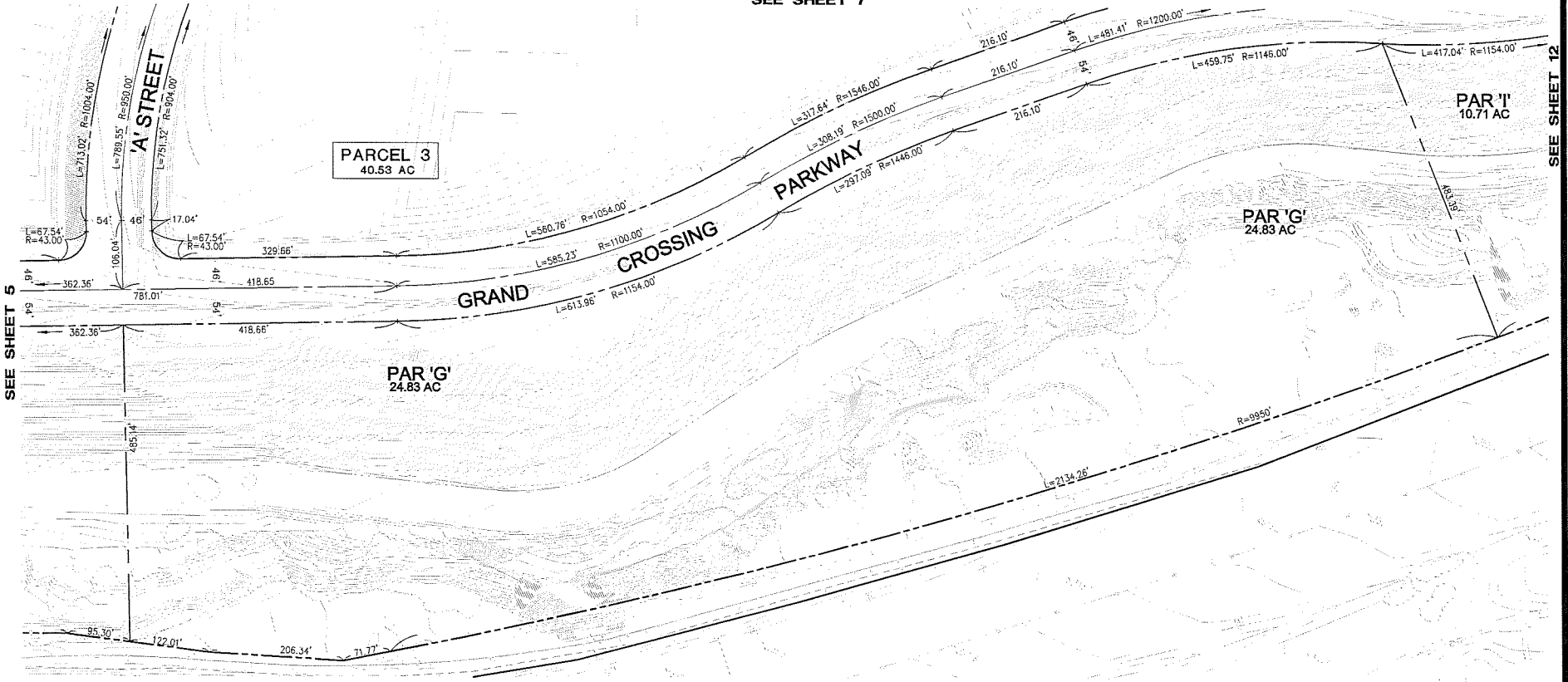
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SHEET 7 OF 14

TENTATIVE PARCEL MAP NO. XXX

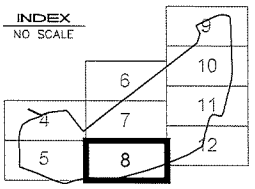
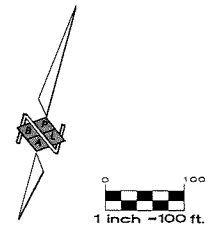
IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2

SEE SHEET 7



SEE SHEET 5


SEE SHEET 12



LEGEND

	BOUNDARY
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINES
	EXIST. DRAINAGE PATTERN

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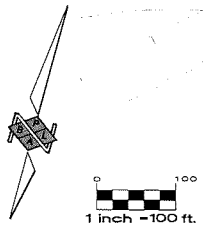
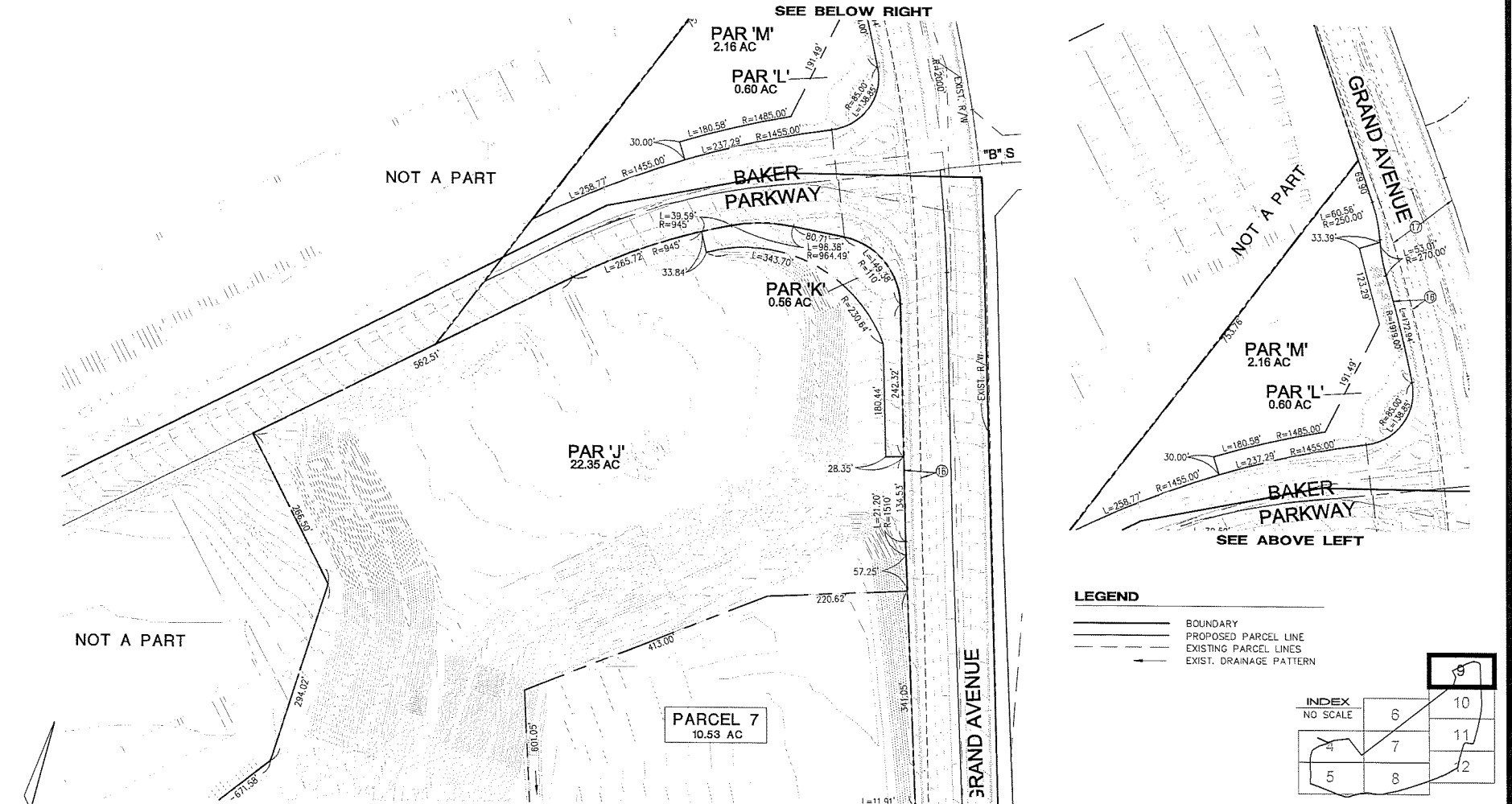
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TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



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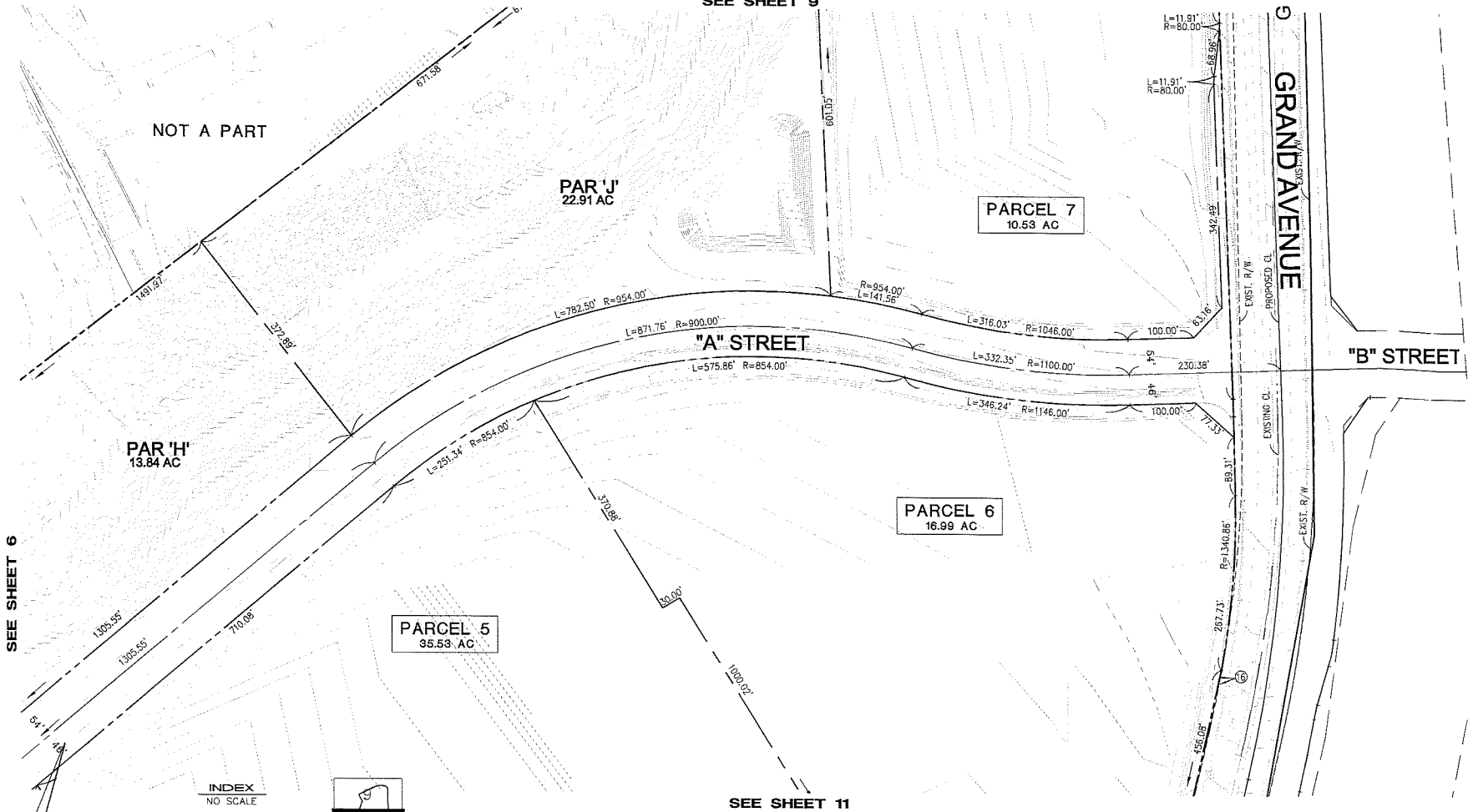
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TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2

SEE SHEET 9



NOT A PART

PAR 'J'
22.91 AC

PARCEL 7
10.53 AC

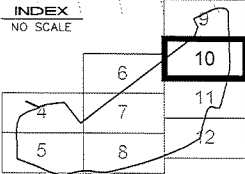
PAR 'H'
13.84 AC

PARCEL 6
16.99 AC

PARCEL 5
35.53 AC

SEE SHEET 6


SEE SHEET 11



LEGEND

- BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINES
- EXIST. DRAINAGE PATTERN

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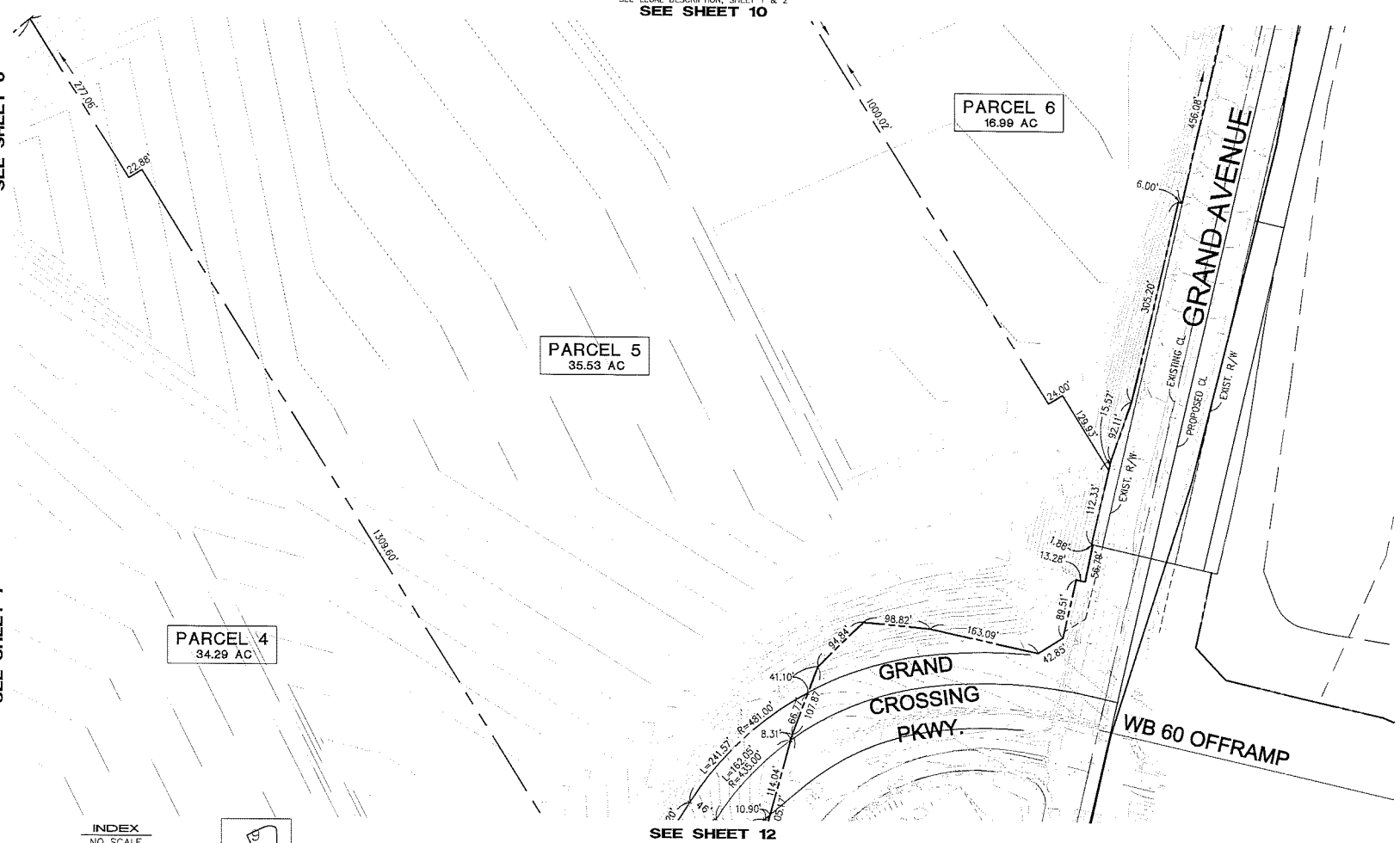
TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

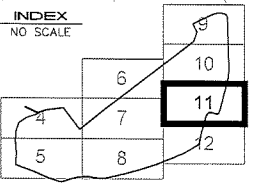
SEE LEGAL DESCRIPTION, SHEET 1 & 2
SEE SHEET 10

SEE SHEET 6

SEE SHEET 7



SEE SHEET 12



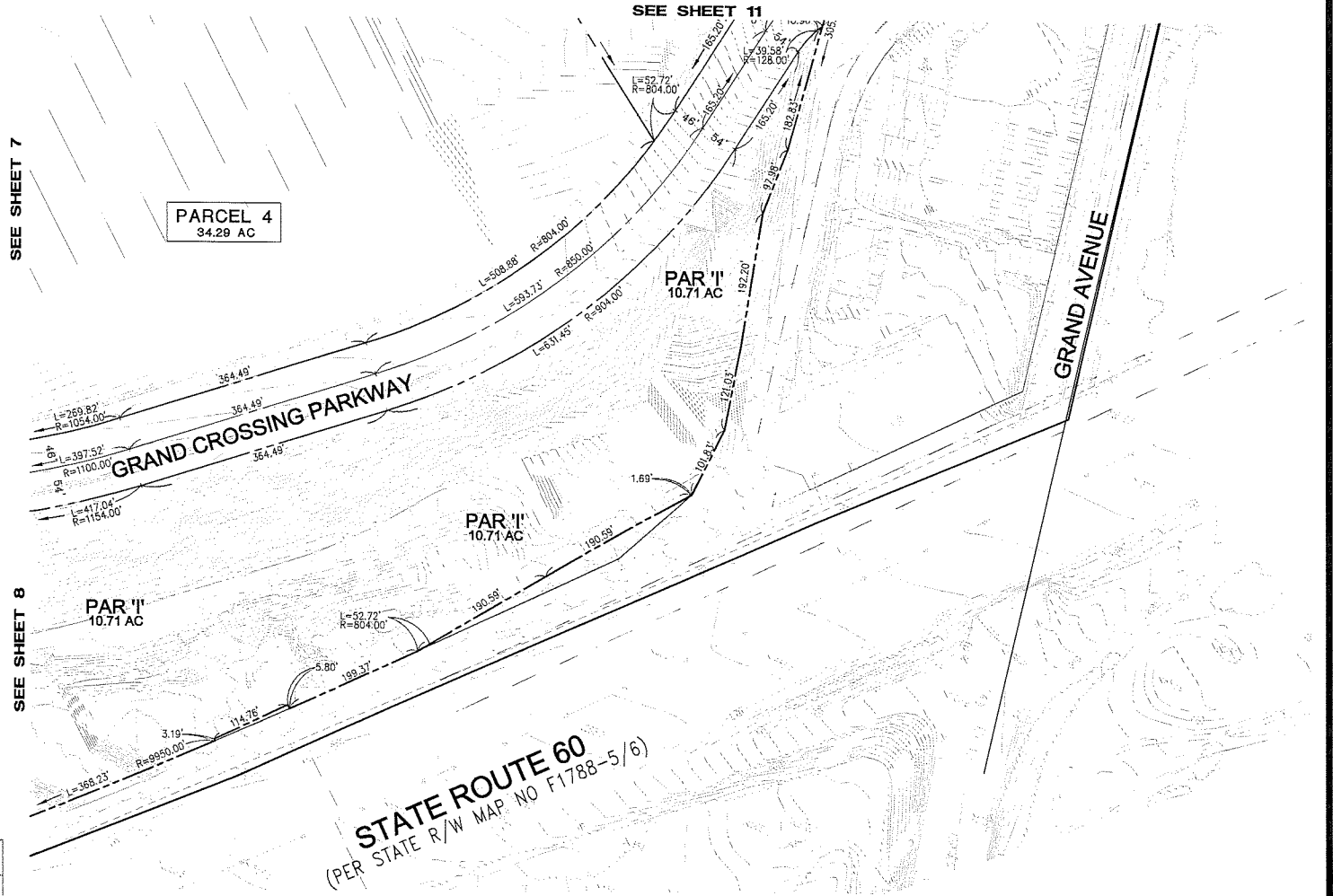
LEGEND

- BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINES
- EXIST. DRAINAGE PATTERN

	PREPARED BY: PBL ENGINEERING, INC. Planning • Engineering • Surveying 4790 IRVINE BLVD., STE 105-282 IRVINE, CALIF. 92620 (888) 714-9842 • (714) 389-9191 FAX	OWNER: SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY 15625 STAFFORD STREET, SUITE 100 City of Industry, California 91744 Office (562)-333-2211
	SHEET 11 OF 14	

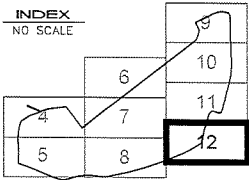
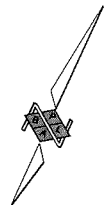
TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



SEE SHEET 7

SEE SHEET 8



- LEGEND**
- BOUNDARY
 - PROPOSED PARCEL LINE
 - - - EXISTING PARCEL LINES
 - - - EXIST. DRAINAGE PATTERN

PREPARED BY:

PBL ENGINEERING, INC.
 Planning • Engineering • Surveying
 4790 IRVINE BLVD., STE 105-262
 IRVINE, CALIF. 92620
 (888) 714-9842 • (714) 389-9191 FAX

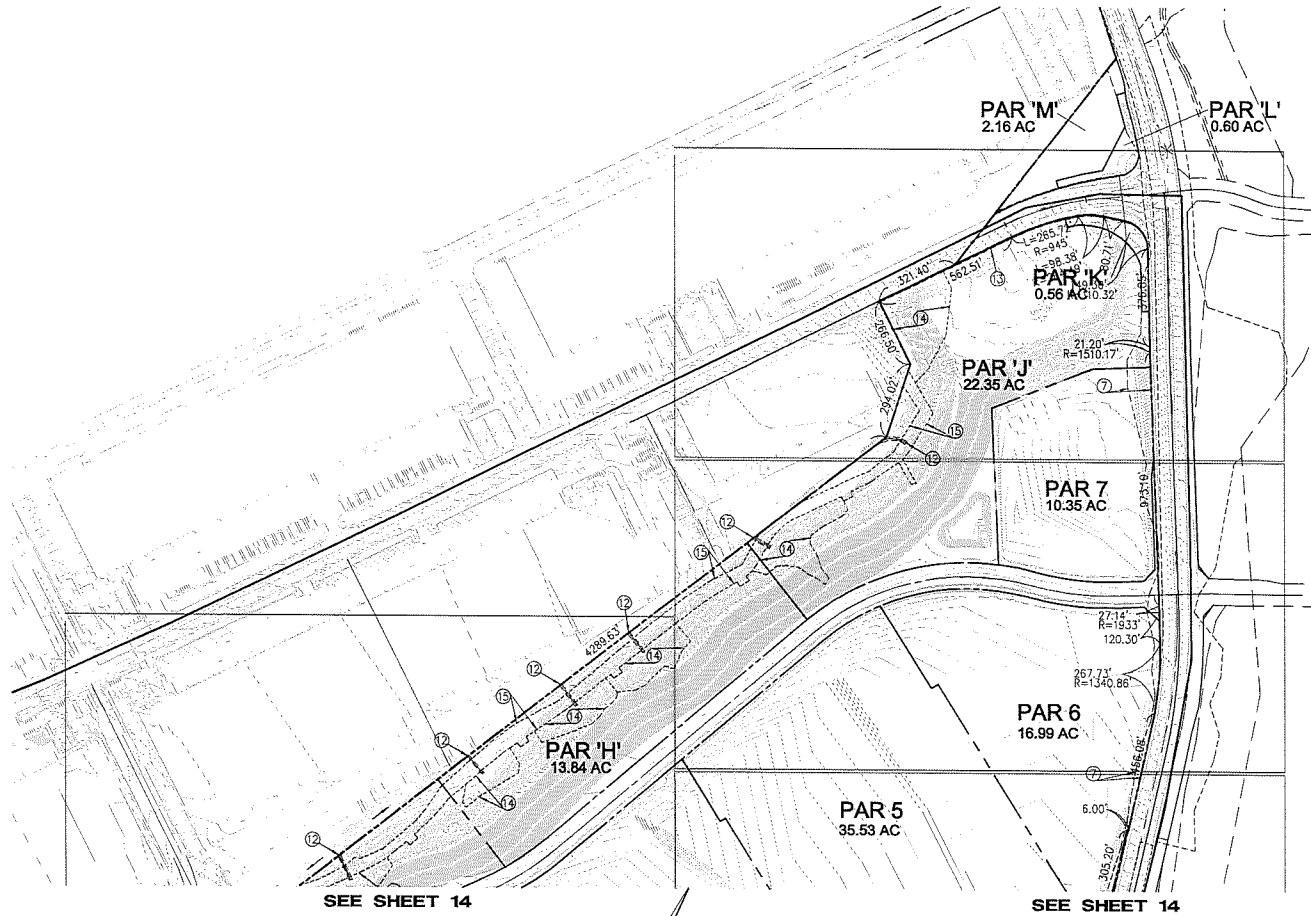
OWNER:

**SUCCESSOR AGENCY TO THE INDUSTRY
 URBAN-DEVELOPMENT AGENCY**

15625 STAFFORD STREET, SUITE 100
 City of Industry, California 91744
 Office (562)-333-2211

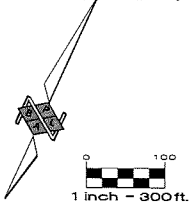
TENTATIVE PARCEL MAP NO. XXX


IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2



LEGEND

	BOUNDARY
	PROPOSED PARCEL LINE
	EXISTING PARCEL LINES
	EXIST. DRAINAGE PATTERN

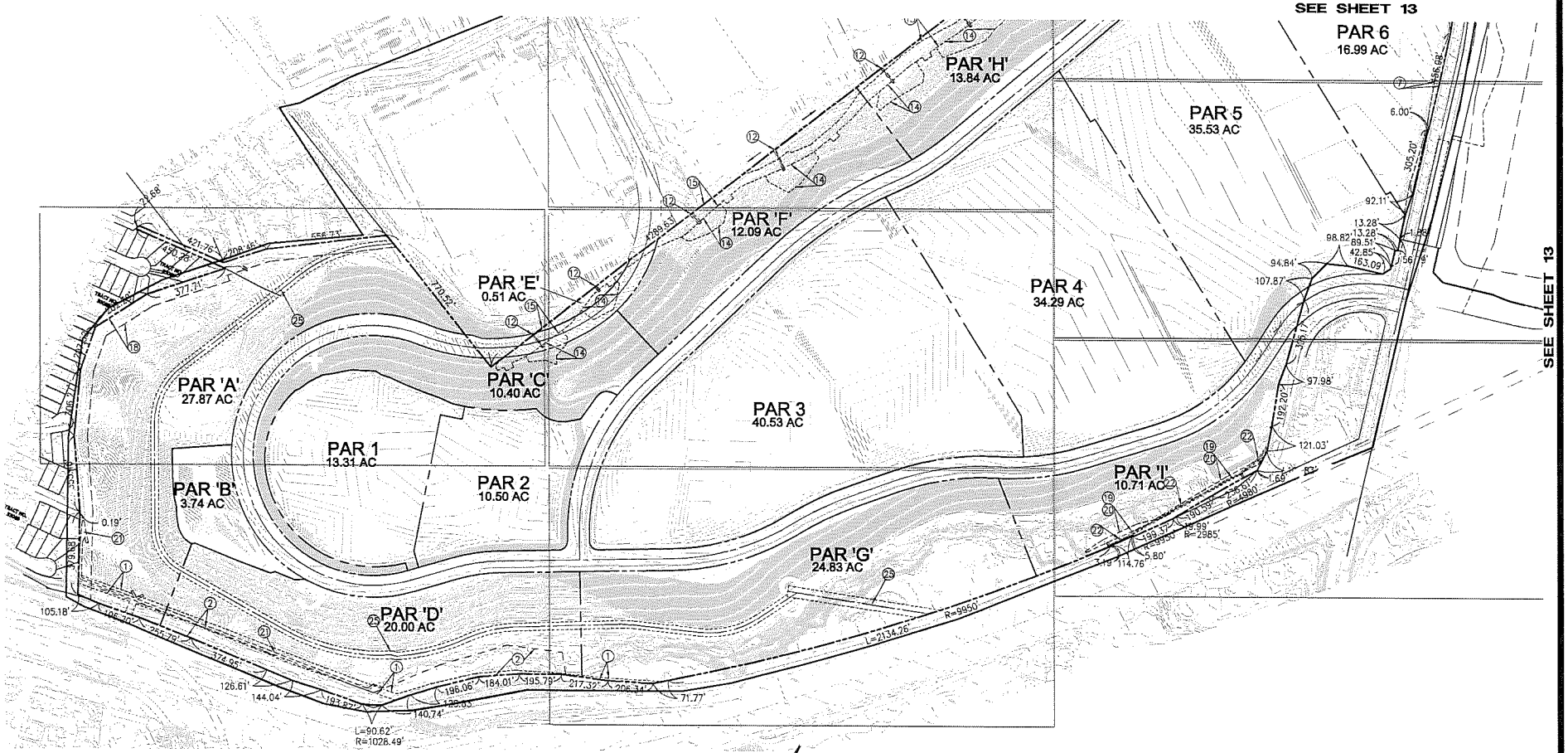


PREPARED BY:

PBLA ENGINEERING, INC.
 Planning • Engineering • Surveying
 4780 IRVINE BLVD., STE 105-282
 IRVINE, CALIF. 92820
 (888) 714-8842 • (714)388-9191 FAX

OWNER:
**SUCCESSOR AGENCY TO THE INDUSTRY
 URBAN-DEVELOPMENT AGENCY**
 15625 STAFFORD STREET, SUITE 100
 City of Industry, California 91744
 Office (562)-333-2211

TENTATIVE PARCEL MAP NO. XXX

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SEE LEGAL DESCRIPTION, SHEET 1 & 2

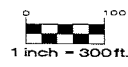
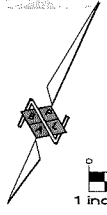



SEE SHEET 13

SEE SHEET 13

LEGEND

- BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINES
- EXIST. DRAINAGE PATTERN



PREPARED BY:

PBLA ENGINEERING, INC.
 Planning • Engineering • Surveying
 4790 IRVINE BLVD., STE 105-282
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OWNER:
**SUCCESSOR AGENCY TO THE INDUSTRY
 URBAN-DEVELOPMENT AGENCY**
 15625 STAFFORD STREET, SUITE 100
 City of Industry, California 91744
 Office (562)-333-2211

EXHIBIT C

Public Haring Notice – Tentative Parcel Map 353

[Attachment]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

Tentative Parcel Map 353

On December 21, 2018, notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from the Successor Agency to the City of Industry for approval of Tentative Parcel Map 353 and an Addendum to the Final Environmental Impact Report ("2004 Certified EIR") for the Industry Business Center project (the "Project"), which consists of development of approximately 341.33 acres.

Project Location: The property located north of SR-57 / SR-60 Freeway and west of Grand Avenue 8719-007-039, 8719-007-923, 8719-007-930, 8719-009-902, 8719-009-904, 8719-009-905, 8719-009-906, and 8719-009-908. ("Property"); and the project site is zoned "I" Industrial.

Project Description: Proposing to subdivide an existing 311.16 acre parcel into seven developable lettered parcels, via Tentative Parcel Map No. 353 ("TPM No. 353") within the "I" Industrial Zone, and in accordance with Sections 16.12.030 of the City's Municipal Code ("Code"), a Tentative Parcel Map is required for the subdivision of land and the creation of new parcels

A copy of all relevant material, including the application and Addendum to the Final Environmental Impact Report, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744 or via the City of Industry's website at www.cityofindustry.org. Please contact Nathalie Vazquez, Consultant Assistant Planner, at 626-333-2211 extension 107 or by email at nvazquez@cityofindustry.org if you have questions.

The time, date and place of such hearing shall be as follows:

Time: 11:30 a.m.
Date: January 8, 2019
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Stafford Street, Suite 100, City of Industry, CA 91744 or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

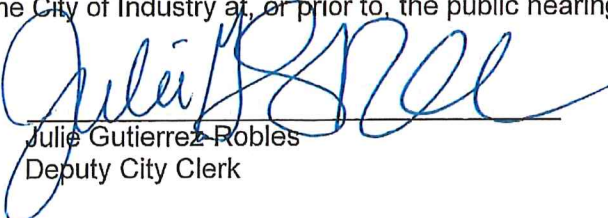

Julie Gutierrez-Robles
Deputy City Clerk

EXHIBIT D

Notice of Determination – Tentative Parcel Map 353

[Attachment]

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

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

From:
Public Agency: City of Industry Planning Dept.
Address: 15625 East Stafford, Suite 100
City of Industry, CA 91774-0366
Contact: Nathalie Vazquez
Phone: 626-333-2211 Extension 107

Lead Agency (if different from above):
Address:
Contact:
Phone:

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):

Project Title: Tentative Parcel Map No. 353

Project Applicant: The Successor Agency to the Industry Urban-Development Agency

Project Location (include county): North of the 57/60 Freeway and west of Grand Ave, Los Angeles County

Project Description:

TPM 353 will consists of the subdivision of an existing 311.16 acre parcel into seven developable parcels. Parcel 1 will be a 13.31 acre lot (579,784 square-feet), Parcel 2 will be an 10.50 acre lot (457,380 square-feet), Parcel 3 will be a 40.53 acre lot (1,765,487 square-feet), Parcel 4 will be a 34.29 acre lot (1,493,672 square feet), Parcel 5 will be a 35.53 acre lot (1,547,687 square-feet), Parcel 6 will be a 16.99 acre lot (740,084 square- feet), and Parcel 7 will be 10.35 acre lot (450,846 square-feet), which will be a total of 161.50 acres of developable area. The map also includes the dedication of a new public street.

This is to advise that the City of Industry has approved the above (Lead Agency or Responsible Agency)

described project on January 8, 2019 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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 Planning Department, 15625 East Stafford, Suite 100, City of Industry, CA 91744-0366

Signature (Public Agency): [Signature] Title: Consultant Assistant Planner II

Date: 01/08/2019 Date Received for filing at OPR:

EXHIBIT E

Resolution PC 2019-01 – Tentative Parcel Map 353

[Attachment]

RESOLUTION NO. PC 2019-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 353 TO SUBDIVIDE AN EXISTING 341.33 ACRE PARCEL INTO SEVEN DEVELOPABLE PARCELS, ELEVEN NON-DEVELOPABLE PARCELS AND TWO NEW ROADWAYS, AT THE PROPERTY GENERALLY LOCATED WESTERLY OF GRAND AVENUE AND NORTHERLY OF STATE ROUTE 57/60 FREEWAY, IN THE CITY OF INDUSTRY, CALIFORNIA AND APPROVING AN ADDENDUM TO THE INDUSTRY BUSINESS CENTER ENVIRONMENTAL IMPACT REPORT

RECITALS

WHEREAS, on November 7, 2018, the Successor Agency to the Industry Urban-Development Agency (the "Agency") filed an application for approval of Tentative Parcel Map ("TPM") Number 353 described herein ("Application"); and

WHEREAS, the Application applies to a 341.33 acre property located northerly and westerly of Grand Avenue and Brea Canyon Road, City of Industry, California, Assessor's Parcel Numbers 8719-007-039 (ptn), 8719-007-923, 8719-007-930, 8719-009-902, 8719-009-904, 8719-009-905, 8719-009-906, and 8719-009-908 ("Property"); and

WHEREAS, the Applicant desires to subdivide the Property into seven numbered parcels and eleven lettered parcels, via Tentative Parcel Map No. 353 ("TPM No. 353") within the "I" Industrial Zone, and in accordance with Sections 16.12.030 of the City's Municipal Code ("Code"), and Government Code Section 66426(c), a Tentative Parcel Map is required for the subdivision of land and the creation of new parcels, and is permitted given the industrial zoning of the Property; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Employment. The Project is consistent with the General Plan, as it allows for the creation of parcels for the future construction of industrial buildings, and is similar to other industrial and manufacturing sites in the same land use designation, and does not conflict with the established goals and objectives of the Land Use Element; and

WHEREAS, TPM No. 353's seven numbered parcels meet minimum lot size, minimum frontage, access, and drainage requirements, includes a minor realignment of "A" Street and "Grand Crossing" Street, and includes a minor realignment of "A" Street and Grand Crossing Parkway. Parcels A-J are used as slopes and landscaping, and Parcel K is a roadway dedication; and

WHEREAS, on October 28, 2004, the City of Industry City Council adopted Resolution 2065, certifying the Final Environmental Impact Report ("2004 Certified EIR"), approving a Mitigation Monitoring and Reporting Program ("MMRP"), and approving the Industry Business Center project (the "Project"), which consists of development of approximately 597.4 acres with 4,146,000 square feet of commercial uses and 633,000 of industrial uses, and included new public streets ("A" Street and Grand Crossing Parkway); and

WHEREAS, realigned "A" Street maintains the same intersection locations along Grand Avenue (i.e., Baker Parkway and "B" Street); and

WHEREAS, realigned Grand Crossing Parkway maintains the same intersection locations along Grand Avenue and "A" Street; and

WHEREAS, the amount of traffic generated and its characteristics and direction of flow along Grand Avenue and adjoining freeways and roadways do not change as a result of the realignment of "A" Street and Grand Crossing Parkway; and

WHEREAS, TPM No. 353 does not alter the amount or intensity of development permitted by the Project; and

WHEREAS, the City, as lead agency, caused to be prepared pursuant to the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq. "CEQA") and the CEQA Guidelines (Title 14, Cal. Code of Regs., §§ 15000 et seq. the "CEQA Guidelines") an Addendum ("Addendum") to the 2004 Certified EIR for the Project; and

WHEREAS, no substantial changes are proposed to TPM No. 353 that require major revisions to the 2004 Certified EIR, no substantial changes have occurred with respect to the circumstances under which the project was taken, no new information of substantial importance has been gained, and no new significant environmental impacts are anticipated to occur and there is not a substantial increase in the severity of significant environmental impacts disclosed in the 2004 Certified EIR as a result of TPM No. 353; and

WHEREAS, HERE YOU NEED TO DESCRIBE WHAT WAS ANALYZED UNDER THE ADDENDUM; and

WHEREAS, because 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 2004 Certified EIR as a result of TPM No. 353, the preparation of a subsequent EIR is not required; and

WHEREAS, the Addendum was prepared in accordance with CEQA and Section 15162 of the CEQA Guidelines; and

WHEREAS, notice of the Planning Commission's January 8, 2019, public hearing on TPM No. 353 was published in The San Gabriel Valley Tribune on December 21, 2018, in compliance with the City's Code and Government Code Section 65091, and was posted at the Property, at three public places, and the City's webpage on December 20, 2018; and

WHEREAS, on January 8, 2018, the Planning Commission of the City of Industry conducted a duly noticed public hearing on TPM No. 353, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW THEREFORE, the Planning Commission of the City of Industry does hereby resolve, determine, find, and order as follows:

SECTION 1: The Planning Commission finds that all of the facts set forth in the Recitals are true and correct and are incorporated herein by reference.

SECTION 2: All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's Code.

SECTION 3: An environmental assessment for the proposed TPM No. 353 has been conducted in compliance with CEQA and the CEQA Guidelines. The Planning Commission, after independent review and consideration of the information contained in the environmental documents, including but not limited to the 2004 Certified EIR, and MMRP; and the Staff Report, finds that the amount of traffic generated and its characteristics and direction of flow along Grand Avenue and adjoining freeways and roadways have minor changes to their alignment but the intersections remain the same. Further, the parcels created under the proposed subdivision are consistent with the provisions of the General Plan and the requirements of the underlying zone, and do not cause a substantial change to the project. Therefore no substantial changes are proposed to the Project that require major revisions to the 2004 Certified EIR, no substantial changes have occurred with respect to the circumstances under which the project was undertaken, no new information of substantial importance has been gained, no new significant environmental impacts are anticipated to occur and there is not a substantial increase in the severity of significant environmental impacts disclosed in the 2004 Certified EIR as a result of TPM No. 353. Therefore, TPM No. 353 will not result in any significant or potentially significant environmental impacts. Based on these findings, the Planning Commission adopts the Notice of Exemption and directs Staff to file same as required by law.

SECTION 4: Based upon substantial evidence presented to the Planning Commission during the January 8, 2019 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, the Addendum to Industry Business Center 2004 Certified Environmental Impact Report, and the City's Code, the Planning Commission finds as follows:

A. The Project is located in an area designated as Employment in the General Plan, and zoned Industrial. Policy LU1-1 of the General Plan states that the City should accommodate business and employment uses as the primary land use. The Project would subdivide the property consistent with this policy and is therefore consistent with the General Plan. The Property is not located within an adopted specific plan; and

B. Each parcel meets minimum lot size, minimum frontage, and access and drainage requirements, therefore the design of the proposed subdivision is consistent with the General Plan; and

C. The site is physically suitable for the type of development. The Property is being subdivided into five developable and ten non-developable parcels, and a roadway. The proposed subdivision will allow future development of business and employment uses as permitted under the General Plan.

D. The site is physically suitable for the proposed density of development. The Property is zoned Industrial. The proposed subdivision would result in parcels that comply with minimum lot area and width requirements. Any future development on the proposed subdivision will be required to meet the City's density standards for development.

E. The design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife in their habitat. The design and the development of the subdivision must comply with the provisions of the 2004 Certified EIR and the Addendum, which have mitigated all environmental impacts to less than significant. Therefore, the subdivision will not cause substantial environmental damage or injure any habitat.

F. The design of the subdivision is not likely to cause serious public health problems. As documented in the 2004 Certified EIR and the Addendum, the project complies with development standards, complies with access and circulation requirements, does not alter emergency response, is not located in flood zones, near active earthquake faults, will not be used to store or produce hazardous materials, and will comply with applicable building and fire codes.

G. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision. All easements are identified on TPM 352 and the proposed layout will not conflict with or alter the easements; and

H. Pursuant to Government Code Section 66474.6, the discharge of the waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements by the Los Angeles County Regional Water Quality Control Board because there is no new development proposed on the site and it will remain a vacant lot, any development on the subdivided parcels will have to comply with all Regional Water Quality Control Board requirements.

I. The Project is consistent with Section 66412.3 of the Subdivision Map Act regarding the City's share of the regional housing needs and it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources, because the subdivision is located in the City's Industrial Zone, and is therefore only suitable for industrial development, and no

residential development is permitted; and

J. Based on the foregoing, the Planning Commission hereby approves TPM 352 subject to the Conditions of Approval, attached hereto as Attachment 1, and incorporated herein by reference.

SECTION 4: The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this Resolution, and that the same shall be in full force and effect. The Planning Commission hereby directs the Secretary to transmit a copy of this Resolution to the City Clerk of the City of Industry.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Industry at a regular meeting held on January 8, 2019, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Michael Greubel, Chairman

ATTEST:

Julie Gutierrez-Robles
Secretary

Attachment 1

Conditions of Approval – Tentative Parcel Map 353

[Attached]



CITY OF INDUSTRY

Standard Requirements and Conditions of Approval

APPLICATION:	Tentative Parcel Map 353
APPLICANT:	Successor Agency to the Industry Urban-Development Agency
LOCATION:	341.33 acre property located north of SR 57 / 60 Freeway and west of Grand Avenue

Conditions of Approval

Code Requirements and Standards:

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the City Council and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The Tentative Parcel Map approval expires twenty-four (24) months from the date of approval by the Planning Commission.
2. Approved drainage and landscaping plan will be required for all building sites to the satisfaction of the City Engineer and Planning Department.
3. Approved water, utility and sewer facilities will be required for all building sites to the satisfaction of the City Engineer prior to issuance of a grading permit.
4. Per Sections 66495-66497 of the Subdivision Map Act, the final monumentation for at least one exterior boundary line shall be completed prior to recordation. A bond shall be required in the amount as determined by the City Engineer
5. Final Parcel Map to substantially conform to Tentative Parcel Map.
6. Applicant/Property Owner shall dedicate necessary right of way by separate instrument along all street frontages after all improvements are accepted by the City.
7. Construct curb, gutter, pavement paveout, and necessary drainage facilities along all street frontages.
8. All utilities, including electrical and telephone, shall be installed underground and shall be concealed from view.

9. To comply with the City requirement of Proof of Title, the subdivider shall submit a Preliminary Subdivision Guarantee.
10. A Waiver Letter from each utility company shall be provided to the City, stating that the subdivision is not in conflict with any utility easements prior to recordation of the final map.
11. Provide a tax clearance and/or bond to the Los Angeles County Engineer's Office prior to recordation of final Parcel Map.
12. Submittal of the final Parcel Map mylar shall include a digital copy being a Microstation File or AutoCad 14 or higher.
13. Street lights shall be designed and installed along all public streets shown on Parcel Map in accordance with Los Angeles County Department of Public Works designs standards at sole expense of subdivider. Three (3) years of advance energy fees shall also be paid by subdivider to the local utility and upon request, subdivider shall approve and execute any petition for the street lights to be annexed into a lighting maintenance district.

Final Map Requirements:

The Final Map shall be submitted to the City for review and approval prior to recordation.

Access Requirements:

Specific comments and requirements for water and access will be addressed at further subdivision of the land and the submittal of design or construction plans to the Fire Department.

1. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code
2. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the City Of Industry Public Works and the County of Los Angeles Fire Code.
3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
4. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

Water System Requirements:

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

2. Vehicular access must be provided and maintained serviceable throughout construction to all future required fire hydrants. All future required fire hydrants shall be installed, tested, and accepted prior to construction.
3. All proposed structures shall be equipped with fire sprinkler systems that are designed and maintained in accordance with NFPA 13.
4. Upon approval from Land Development, this project will require an additional review by the Fire Prevention Engineering Unit during the Building Plan Check Phase. Contact Fire Prevention Engineering at 909 620-2402 for submittals and location requirements.

Interpretation and Enforcement:

1. The Applicant shall comply with all applicable code requirements, conditions of approval, laws, rules, and regulations applicable to the development of the project.
2. The Director of Development Services may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition:

1. The Applicant and each of its heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. The Applicant and property owner shall file an executed and acknowledged Acceptance of Terms and Conditions of the Tentative Parcel Map within 10 days after the granting of said Tentative Parcel Map.

Attachment 2

Addendum – Tentative Parcel Map 353

[Attached]

Industry Business Center Environmental Impact Report - Addendum

State Clearinghouse No. 2003121086

On October 28, 2004, the City of Industry approved the Industry Business Center Project (IBC Project), certified the 2004 EIR (State Clearinghouse Number 2003121086), and adopted the associated mitigation monitoring and reporting program. The 2004 Certified 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 space on 597.4 acres on the eastern boundary of the City of Industry in Los Angeles County (see Figure 1, *Regional Location*). The site consists of two large development areas, one east and one west of Grand Avenue, and the Pomona and Orange freeways (SR-60 and -57, respectively) border the south side of the project site (see Figure 2, *Local Vicinity*). The approved 2004 IBC Plan of Development shows land use designations and internal road network (see Figure 3, *2004 IBC Plan of Development*). The project site's existing General Plan designation is Industrial, and the zoning designation is also industrial. The commercial, office, and industrial uses in the IBC Project are permitted under these designations.

IBC West Loop Road

In furtherance of the approved Industry Business Center Plan of Development, the Successor Agency to the Industry Urban-Development Agency proposes to realign a portion of the Grand Crossing Parkway and the proposed "A" Street in the western portion of the IBC project site as shown in Figure 4, *IBC West Loop Road*. Under the 2004 project, Diamond Bar Creek was to be aligned in a box culvert. Under the proposed realignment, the IBC development plan would be redesigned to accommodate the natural drainage of Diamond Bar Creek while still maintaining the same development intensity and internal circulation would be improved. Under the proposed realignment, the proposed "A" Street/Grand Avenue intersection would remain in the same locations as the original Plan of Development and as analyzed in the 2004 Certified EIR. The proposed realignment is consistent with original plan and would not alter the amount or intensity of development permitted on the site.

PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that 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 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 occur with respect to the circumstances under which the project is undertaken which 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; 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 or 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;
- (b) Significant effects previously examined will be substantially more severe than shown 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 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.

The proposed tentative parcel map would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) as these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the 2004 EIR is the appropriate environmental document to address changes to the project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

ENVIRONMENTAL ANALYSIS

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 previous EIR found that the IBC 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

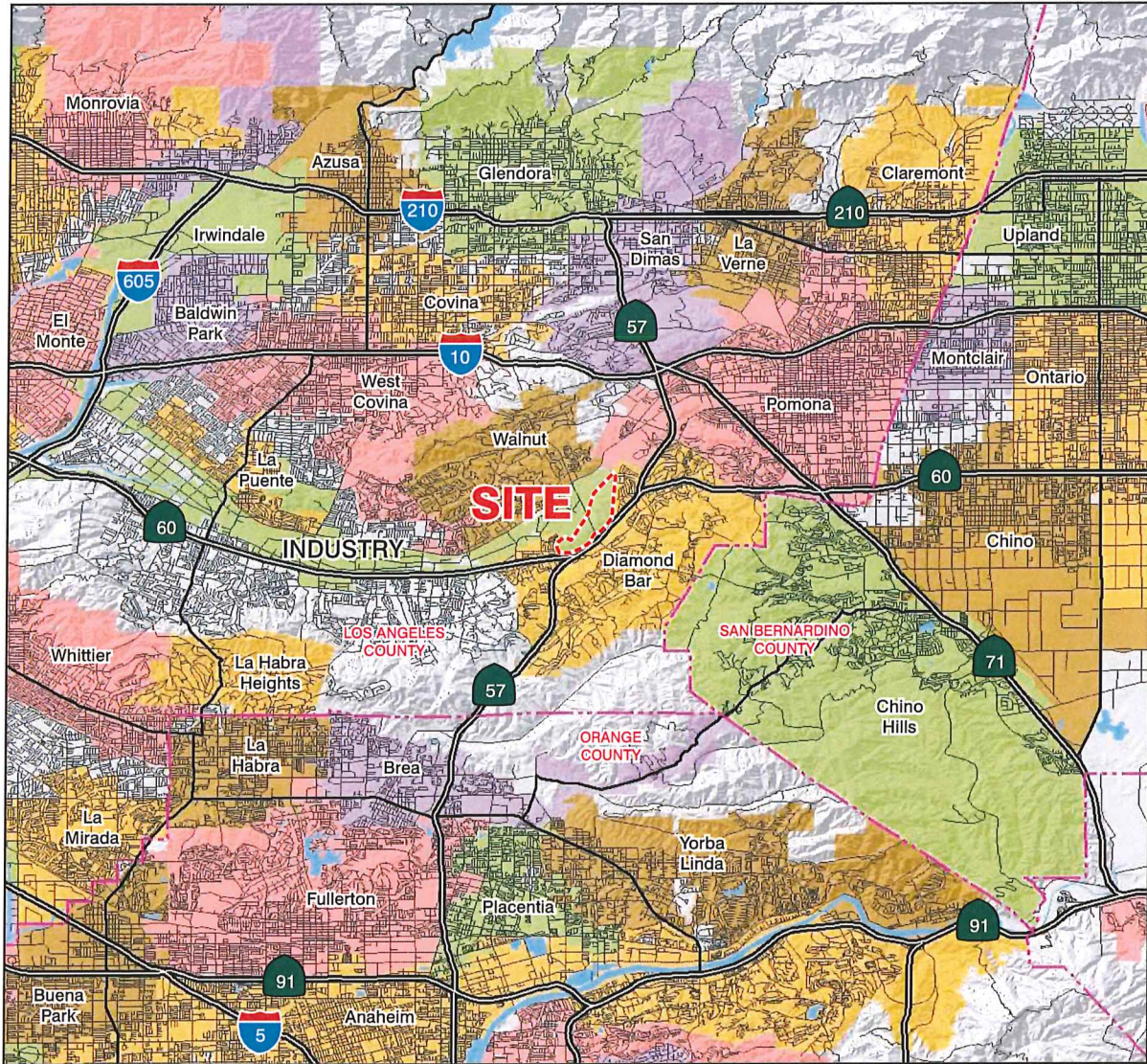
following issue areas were found to be less than significant with the incorporation of mitigation measures: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Public Services and Utilities. Significant and unavoidable impacts were determined to occur with regard to Air Quality and Traffic and Circulation even with the incorporation of mitigation measures.

The realignment of “A” Street in the proposed tentative parcel map represents a minor change in the internal circulation of the western portion of the IBC, and the locations of the proposed “A” Street/Grand Avenue intersection remain the same (see Figure 4). The realignment of “A” Street would not change the amount or intensity of land uses allowed in the development. The total number of trips generated would not increase and the directional flow of those trips would not change. No significant new impact or substantial increase in the severity of a previously described significant impact would occur.

Further, there are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the 2004 Certified EIR. The previously adopted mitigation measures would be required to be implemented, and no new or previously considered mitigation measures would be required to be adopted.

The proposed realignment of “A” Street represents a minor change that would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the 2004 Certified EIR. Thus, the tentative parcel map does not trigger any of the conditions in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR Addendum has been prepared. The Addendum describes the changed components of the proposed tentative parcel map, analyzes impact changes, and demonstrates that the project will not create any new significant environmental impacts or substantially increase the severity of those significant environmental impacts disclosed in the 2004 Certified EIR.

Figure 1 - Regional Location (IBC West Loop Road Addendum)



----- Project Boundary

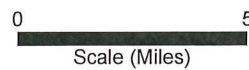
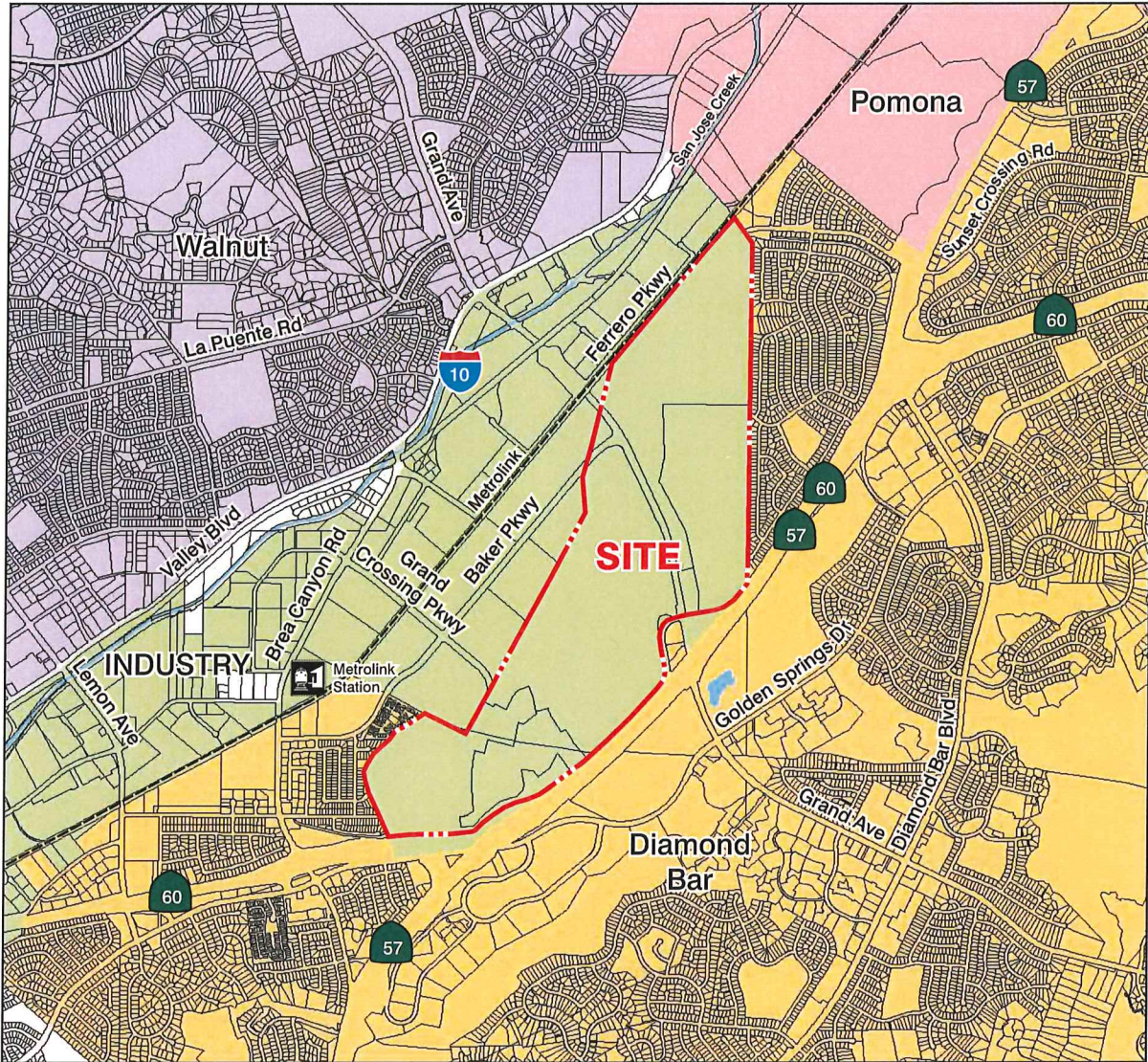


Figure 2 - Local Vicinity (IBC West Loop Road Addendum)

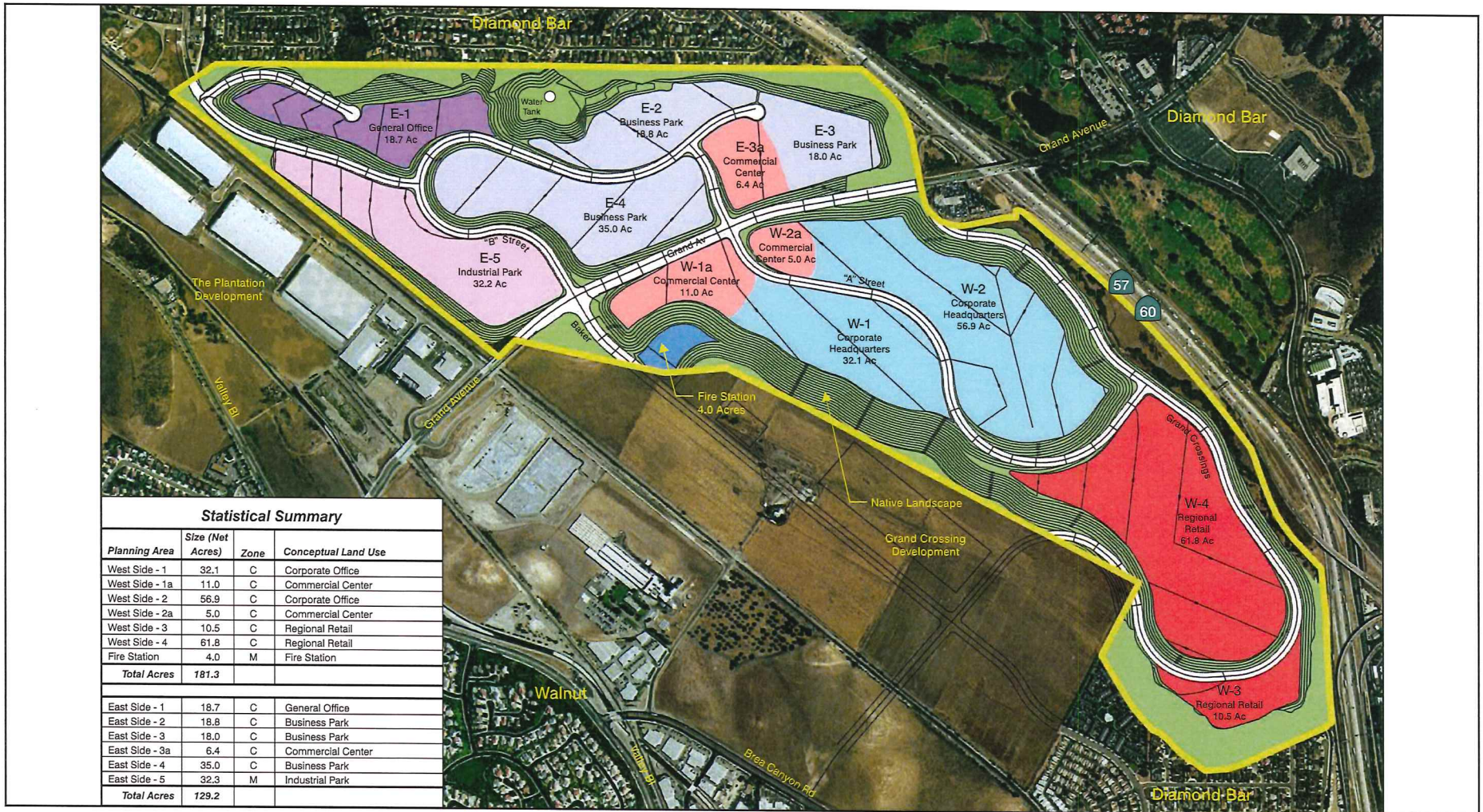


— · · · Project Boundary

0 3,000
Scale (Feet)



Figure 3 - 2004 IBC Plan of Development (IBC West Loop Road Addendum)

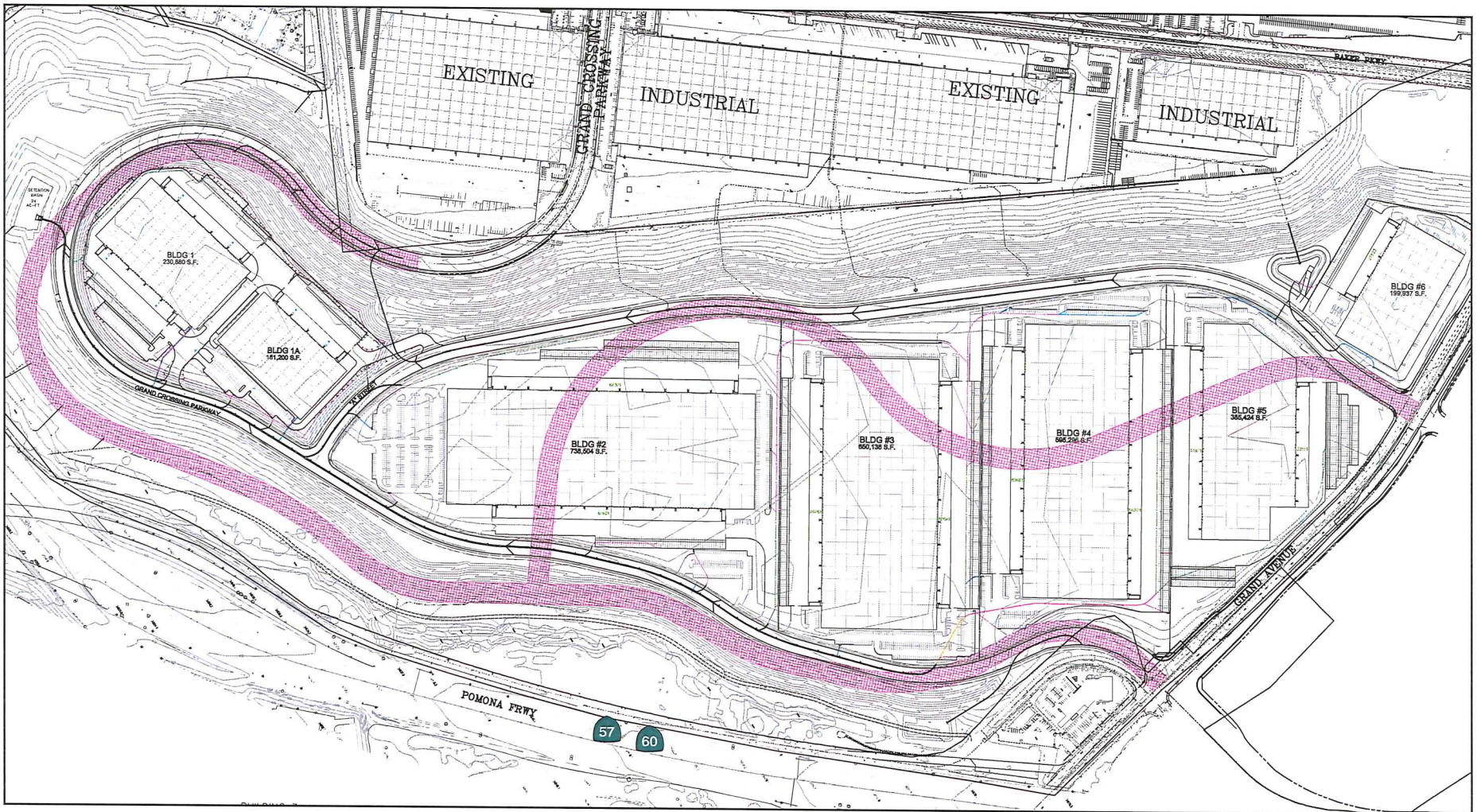


0 0.25
Scale (Miles)



Source: City of Industry

Figure 4 - IBC West Loop Road (IBC West Loop Road Addendum)



Modified IBC West Loop Road - "A" Street

0 700
Scale (Feet)



Source: Majestic Reality, 2018