

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
California Environmental Quality Act



City of Tustin  
300 Centennial Way, Tustin California  
(714) 573-3109 FAX: (714) 573-3113

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Tustin has prepared an Initial Study for the following project.

**PROJECT** – Myford Industrial Warehouse Project

**LOCATION/ADDRESS** – 14451 Myford Road, Tustin, CA 92780

**APPLICATION NUMBER** – Design Review 2020-0005 & Subdivision 2020-0002/Tentative Parcel Map 2020-149

**APN(s)** – 432-473-20, 432-473-21, 432-473-35, 432-473-36

**GENERAL PLAN DESIGNATION AND ZONING** – Planned Community Commercial/Business General Plan Land Use designation (PCCB), and Planned Community Industrial (PC-IND) zoning district.

**PROJECT APPLICANT** – B8 Myford Industrial Owner LLC, a Delaware limited liability company

**DESCRIPTION OF PROJECT** – The proposed project involves the demolition of an existing 91,794-square-foot industrial building and adjacent parking lot and the construction of a new 220,331-square-foot industrial building, relocated parking spaces and drive approaches, new landscaping, and forty-seven (47) truck docks. The proposed project will also include a Tentative Parcel Map, consisting of the merger of 2 adjacent lots (4 Assessor's Parcels) into one parcel (9.9 acres) and a Preliminary Water Quality Management Plan.

**ENVIRONMENTAL SETTING** - The project site is located on Myford Road, near the northwest corner of Myford Road and Walnut Avenue. The site is surrounded by existing developments, including office complexes and industrial buildings.

**DECLARATION** - Based on the Initial Study dated November 13, 2020, staff has determined:

- That there is no substantial evidence that the project may have a significant effect on the environment.
- That potential significant effects were identified, but revisions have been included in the project plans and agreed to by the applicant that would avoid or mitigate the effects to a point where clearly no significant effects would occur. Said Mitigation Measures are included in Attachment A of the Initial Study which is attached hereto and incorporated herein.

**PUBLIC COMMENT PERIOD:** The public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Study and submit written comments. Such comments may be submitted during a twenty (20) day review period between November 17, 2020 and December 7, 2020.

**PUBLIC HEARING DATE TIME AND LOCATION:** Planning Commission –December 8, 2020 at 6:00 p.m. In light of Governor Newsom's recent order to stay home (Stay at Home Order in Response to the COVID-19 Pandemic and to slow the spread of the Coronavirus), the Planning Commission

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City of Tustin: Myford Industrial Warehouse Project

meeting will be conducted electronically, and the public will not be able to attend in person. Instead, the public can observe the meeting online and provide comments via electronic means.

To watch the meeting, the public may observe the meeting via the City's Granicus service at: <https://www.tustinca.org/282/Meetings-Agendas> or on local Cox Channel 851.

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- City of Tustin website: <https://www.tustinca.org/1080/Current-Projects>; or
- City of Tustin, Community Development Department, located at 300 Centennial Way, City Hall, by appointment (for scheduling, please email [JAguilar@tustinca.org](mailto:JAguilar@tustinca.org) or call (714) 573-3149)

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COMMENTS DUE BY: December 7, 2020