



COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

Project Title: Myford Industrial Warehouse Project

State Clearing House No.: N/A

Name and Address of Applicant: B8 Myford Industrial Owner LLC, a Delaware limited liability company,
2442 Dupont Drive, Irvine, CA 92612

Project Location (including County): 14451 Myford Road, City of Tustin, County of Orange

Lead Agency Contact Person: Jessica Aguilar, Associate Planner

Phone Number: (714) 573-3149

Project Description: 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, new parking, relocated drive approaches, and new landscaping. 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.

This is to advise that the City of Tustin (*Lead Agency* *Responsible Agency*) has approved the above described project on December 8, 2020 and has made the following determinations regarding the project:

1. The project { will will not } have a significant effect on the environment.
2. An EIR was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not } made a condition of project approval.
4. A mitigation reporting or monitoring plan { was was not } adopted for this project.
5. A Statement of Overriding Consideration { was was not } adopted for this project.
6. Findings { were were not } made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA and online at <https://www.tustinca.org/1080/Current-Projects>.

Date: December 9, 2020

Justina L. Willkom
Community Development Director