

**Notice of Intent to Adopt a
Mitigated Negative Declaration for the
5175 Vincent Avenue Project**

- Lead Agency:** City of Irwindale
Community Development Department
Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
- Project Title:** 5175 Vincent Avenue Project
- Project Location:** The project site is located north of a Los Angeles County-owned pit, east of Allen Drive, south of Arrow Highway, and west of Vincent Avenue in Irwindale, California. The project site totals approximately 26.05 acres and is comprised of two vacant parcels; one of which is an undeveloped, recently filled, former aggregate mine pit known as the Manning Pit. The 2018 Assessor's Parcel Numbers (APNs) for the project site are 8417-034-015 and 8417-034-016 (formally APNs: 8417-034-904, 8417-034-910, and 8417-034-911).
- Project Description:** The proposed project includes development of a concrete tilt-up, high-cube industrial warehouse building of approximately 545,735 square feet (sf) (540,447 sf of ground floor area and 5,000 sf of mezzanine area), associated parking (including 199 standard parking stalls and 181 trailer stalls), and utility and landscaping improvements. The proposed project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along Vincent Avenue and Allen Drive. Additionally, storm water facilities (i.e., storm drains and storm drain catch basins) currently exist at the existing industrial park area adjacent north of the site. The project applicant is requesting a General Plan Amendment to change the current designation from "Residential" to "Industrial/Business Park" for a portion of APN 8417-034-016.
- Findings/Determination:** The City of Irwindale has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with the incorporation of mitigations, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.
- Public Review Period:** A 30-day public review period for the Initial Study / Mitigated Negative Declaration will commence on December 20, 2018 and will end on January 22, 2019 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study / Mitigated Negative Declaration should be sent to the attention of Brandi Jones, Senior Planner, and must be received at 5050 N. Irwindale

Avenue, Irwindale, CA 91706, by 5:00 PM on January 22, 2019. Copies of the Initial Study / Mitigated Negative Declaration can be reviewed at the City of Irwindale City Hall, located at 5050 N. Irwindale Ave., Irwindale, CA 91706, at the City of Irwindale Planning Division, located at 16102 Arrow Hwy., Irwindale, CA 91706, during normal business hours, and online at:

<http://www.ci.irwindale.ca.us/index.aspx?NID=400>.

Public Hearing:

A public hearing to consider project approval and adopt the Mitigated Negative Declaration is scheduled before the City of Irwindale Planning Commission on January 30, 2019 at 6:30 PM, or as soon thereafter as possible, at the Council Chambers, located at 5050 N. Irwindale Avenue, Irwindale, CA 91706.

All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting. Should you decide to challenge the decision of the Planning Commission, you may be limited to these issues that were raised for consideration at the hearing.

Questions regarding the City of Irwindale's review of the project or Initial Study / Mitigated Negative Declaration may be directed to Brandi Jones, Senior Planner, at the address above or at (626) 430-2260 or BJones@IrwindaleCA.gov.