



Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

DATE OF NOTICE: February 10, 2020

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

PROJECT TITLE: 5175 Vincent Avenue Project

PROJECT LOCATION: 5175 Vincent Avenue, Irwindale, CA 91706

LEAD AGENCY: City of Irwindale

LEAD AGENCY CONTACT: Brandi Jones, Senior Planner
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This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed 5175 Vincent Avenue Project (proposed project). The project description, location, and the potential environmental effects of the project are included below in this NOP. The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency will need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.

In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on March 11, 2020. **Please send your comments, including a return address and contact name, via mail or email to the identified Lead Agency Contact.**

SCOPING MEETING: In accordance with CEQA Guidelines 15082, a public Scoping Meeting will be held on Thursday, February 20, 2020, at 6:00 PM at the Dan Diaz Recreation Center, located at 16053 Calle de Paseo, Irwindale, CA.

PROJECT LOCATION: The 5175 Vincent Avenue Project site (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 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 City has received an application for the development of a 545,735 square feet (sf) high-cube industrial warehouse building. The building would be a concrete tilt-up; approximately 540,447 sf would be ground floor area and 5,000 sf would be mezzanine area. The site currently has two General Plan designations: "Residential" and "Industrial/Business Park". An additional application is required to change the 6.93-acre portion of the parcel from "Residential" to "Industrial/Business Park," which is consistent with the land use on the balance of the parcel. The application considers the development of the entire parcel as a single use industrial project. This amendment would designate the entire parcel as "Industrial/Business Park" per the General Plan and also consistent with the M-2 (Heavy Manufacturing) zoning designation.

A typical high-cube warehouse has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the high-cube warehouse. High-cube warehouses are generally grouped into five types: transload facility, short-term storage facility, fulfillment center, parcel hub, and cold storage facility. The proposed project, however, specifically excludes fulfillment center, parcel hub, and cold storage facility as a potential end user of the building. The applicant has expressly prohibited these three uses (fulfillment center, parcel hub, and cold storage facility), and has agreed to condition the project to further prohibit their use. Other end users could include light industrial or manufacturing uses.

There is not a specific end user/business established for the building at this time. There are a variety of possible businesses that could occupy the building, and operate their business out of the proposed building. As mentioned, there are certain uses that are prohibited from occupying the building. The uses for the proposed building may include any of the following: Manufacturing Warehouse, Light Industrial, High-Cube Short-term, and High-Cube Transload. These uses are allowed under the Industrial/Business Park General Plan Land Use Designation and M-2 (Heavy Manufacturing) zoning designation.

The project also includes circulation and parking improvements on-site. The proposed project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities.

The City of Irwindale is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. The document will be used by the City of Irwindale to take the following actions:

- Adoption of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP);
- Site Plan and Design Review (Discretionary Application) to approve the proposed site plan, which includes site and building configuration, design, location, and impact of the proposed use, and the compliance of the project with the established Zoning Code standard and the "City of Irwindale Commercial and Industrial Design Guidelines";
- General Plan Amendment to approve the change of the current General Plan designation from "Residential" to "Industrial/Business Park" for a portion of APN 8417-034-016; and
- Approval of the Lot Line Adjustment to combine APNs 8417-034-015 and 8417-034-016.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- South Coast Air Quality Management District (SCAQMD) – Construction activities would be subject to the SCAQMD permits, codes, and requirements.

INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

A copy of the Initial Study, including additional information on the project proposal, is on the City's website at: <https://www.irwindaleca.gov/index.aspx?nid=400>.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT: The Draft EIR will examine some of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Cumulative Impacts, and Growth Inducing Impacts. The content of the Draft EIR will be subject to input received during the NOP comment period.

Date: 02/06/2020 Signature: 

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