

# 5175 VINCENT AVENUE EIR SCOPING MEETING

February 20, 2020

Dan Diaz Recreation Center  
(located at 16053 Calle de Paseo, Irwindale)

De Novo Planning Group

---



# PURPOSE OF TODAY'S SCOPING MEETING

- To receive input from the public and interested agencies on the environmental issues that the Draft Environmental Impact Report (EIR) should address.
- To enhance public participation as part of the project's review under the California Environmental Quality Act (CEQA).
- Today's meeting is NOT intended as a forum to discuss the merits or design of the proposed project.



# ENVIRONMENTAL REVIEW PROCESS

- **What is an EIR?**
  - An informational document describing the anticipated environmental effects of implementing a project, as required by CEQA.
  - Acts as a forum for public participation in the environmental review process.
  - An EIR includes Mitigation Measures to reduce potential adverse environmental impacts.
  - An EIR does not advocate or promote the project.



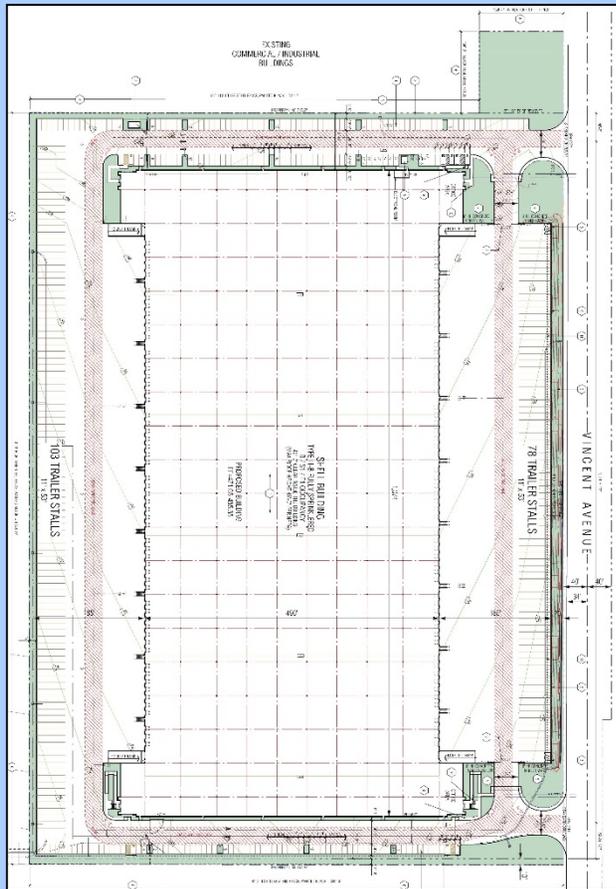
# PROJECT LOCATION



- Located at **5175 Vincent Avenue**
- Assessor's Parcel Numbers: 8417-034-015 and 8417-034-016
- 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.
- The 26.05-acre site was formerly used as a mining pit (Manning Pit) dating back to the 1930s. A reclamation process for the mine was completed and a closure report was approved by the City Council in January 2019 allowing for the development of the site for new development.



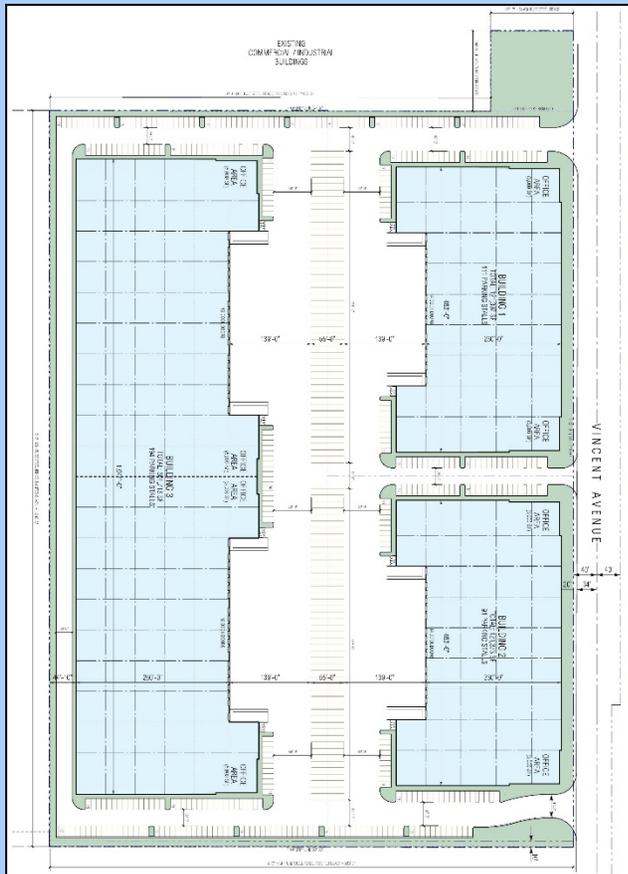
# PROJECT DESCRIPTION



- The proposed project includes development of a **545,735 square foot (sf) 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 uses for the proposed building may include any of the following: Manufacturing Warehouse, Light Industrial, High-Cube Short-term, and High-Cube Transload.
- 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.



# MULTIPLE BUILDING ALTERNATIVE



- The Multiple Building Alternative includes development of **544,483 sf of industrial warehouse uses within three separate buildings**: Building 1 (121,397 sf); Building 2 (121,373 sf); and Building 3 (301,713 sf). Buildings 1 and 2 would each contain two 5,000 sf office areas, and Building 3 would contain four 5,000 sf office areas.
- Similar to the project, the uses for the Multiple Building Alternative may include any of the following: Manufacturing Warehouse, Light Industrial, High-Cube Short-term, and High-Cube Transload.
- Similar to the project, the Multiple Building Alternative also includes circulation, parking, and utility improvements.

De Novo Planning Group



# ENTITLEMENTS REQUESTED

- Adoption of the **Environmental Impact Report (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 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.



# ISSUES TO BE ADDRESSED IN THE EIR

The following environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed in the EIR:

- Aesthetics
- Air Quality
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Circulation
- Cumulative Impacts
- Growth Inducing Impacts



# NOTICE OF PREPARATION

- Public review period ends on March 11, 2020
- Comments can be submitted:
  - Today (orally or in writing)
  - By email
  - By mail



# NEXT STEPS

- Public Draft EIR
  - 45-day public review and comment period
- Final EIR
  - Written responses to comments, and any changes made to the Draft EIR
- Certify the EIR
- City to consider the project applications



# SCHEDULE

- Notice of Preparation – Public Review
  - February 10 to March 11, 2020
- Public Scoping Meeting
  - February 20, 2020
- Notice of Availability – Draft EIR Public Review (45 days)
  - TBD (Estimated Late Spring/Early Summer 2020)
- Release Final EIR
  - TBD (Estimated Summer 2020)
- Public Hearings – EIR Certification/Project Consideration
  - TBD (Estimated Late Summer/Early Fall 2020)



# KEY INFORMATION

The IS-NOP is available for review at the City of Irwindale. An electronic copy can be emailed to you if requested.

**Comments can be sent to Brandi Jones at:**

[BJones@IrwindaleCA.gov](mailto:BJones@IrwindaleCA.gov)

Or:

Brandi Jones, Senior Planner  
City of Irwindale  
Community Development Department, Planning Division  
5050 North Irwindale Avenue  
Irwindale, CA 91706

De Novo Planning Group

---

