



**NOTICE OF AVAILABILITY**  
**5175 VINCENT AVENUE PROJECT – DRAFT ENVIRONMENTAL IMPACT REPORT**

LEAD AGENCY:  
City of City of Irwindale  
5050 N. Irwindale Avenue  
Irwindale, CA 91706  
(626) 430-2208

EIR CONSULTANT:  
De Novo Planning Group  
1020 Suncoast Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 580-9818

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 2020 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). The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

**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. In addition to the General Plan Amendment, a Site Plan and Design Review application and Lot Line Adjustment are under concurrent review.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the following environmental issue area as having significant and unavoidable environmental impacts from implementation of the Project: Air Quality. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the Draft EIR will commence on February 17, 2021 and will end on April 2, 2021 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on April 2, 2021 and should be submitted to the attention of Brandi Jones, Senior Planner, and must be received at 5050 N. Irwindale Avenue, Irwindale, CA 91706. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Copies of the Draft EIR can be reviewed at the City of Irwindale City Hall, located at 5050 N. Irwindale Avenue, Irwindale, CA 91706, at the City of Irwindale Planning Division, located at 16102 Arrow Highway, Irwindale, CA 91706, during normal business hours (by appointment only), and online at:

<https://www.irwindaleca.gov/400/5175-Vincent-Avenue>

Questions regarding the City of Irwindale's review of the Project or Draft EIR may be directed to Brandi Jones, Senior Planner, at the address above or at (626) 430-2260 or [BJones@IrwindaleCA.gov](mailto:BJones@IrwindaleCA.gov).