



- ▶ **IRWINDALE BREW YARD SPECIFIC PLAN EIR SCOPING MEETING**
  - ▶ **FEBRUARY 22, 2024**
  - ▶ **STATE CLEARINGHOUSE NUMBER (SCH) 2024020415**
  - ▶ **6:00 PM at the Irwindale Community Center at**
    - ▶ **16102 Arrow Highway,**
    - ▶ **Irwindale, CA.**

Lead  
Agency:  
City of  
Irwindale

PROJECT TITLE:

IRWINDALE BREW YARD SPECIFIC PLAN

Project Location:

15801 First Street Irwindale, CA  
91706

**SCH NUMBER 2024020415**

Lead Agency:

City of Irwindale

Lead Agency  
Contact:

Brandi Jones,  
Senior Planner

City of Irwindale  
5050 N. Irwindale  
Avenue Irwindale,  
CA 91706  
(626) 430-2260

[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

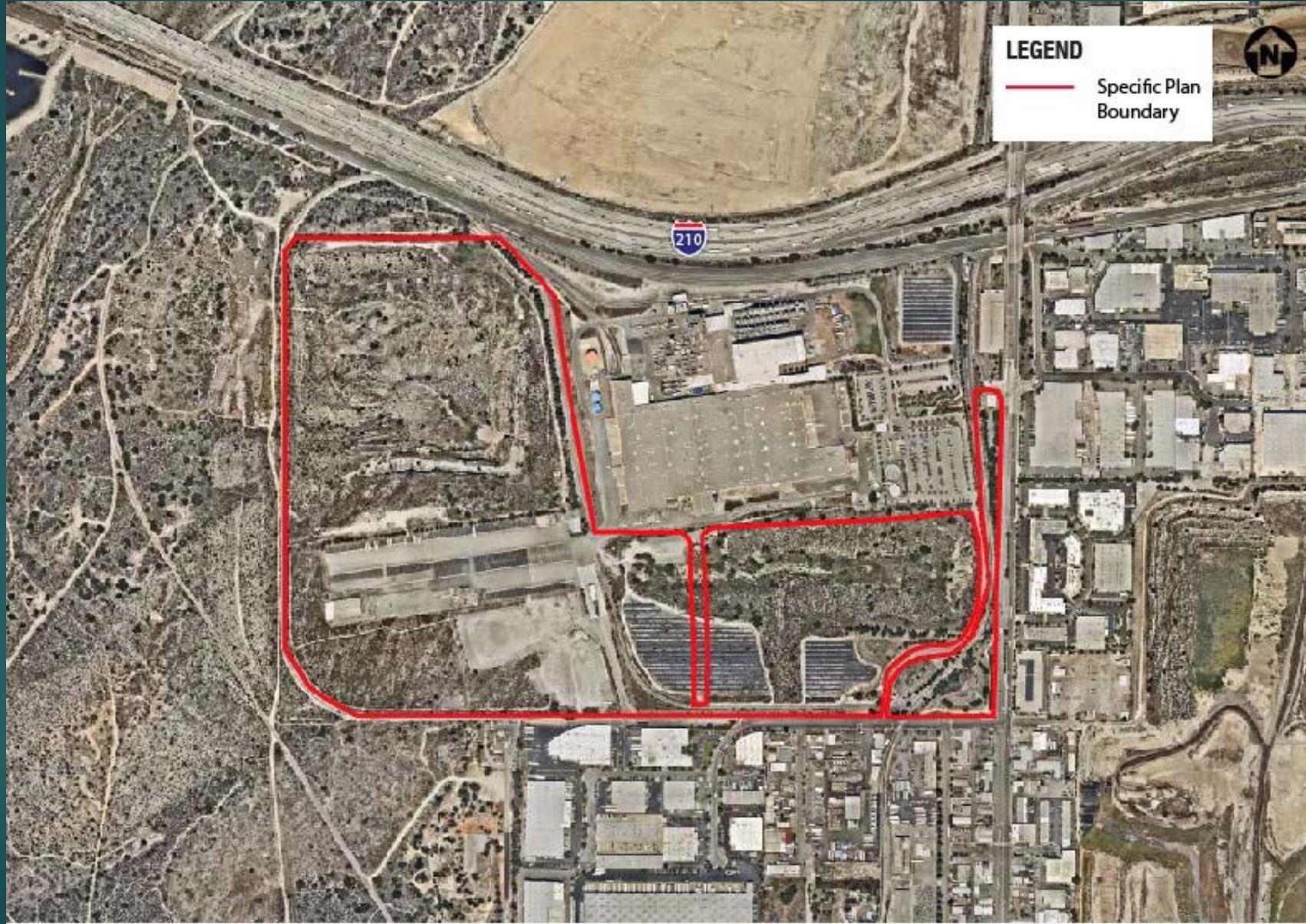
# Scoping Meeting Purpose

- ▶ The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing under the directions below. If you represent an agency, the City is seeking comments on 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.
- ▶ We have also provided comment cards that can be used to provide comments in writing. Please write your comments and submit them to Brandi Jones now or through email.
- ▶ Per the time limits established by CEQA, the City requests that comments be received by 5:00 p.m. on March 14, 2024. **Please mail your comments, including a return address and contact name, to the identified Lead Agency Contact. Or via email to the Lead Agency Contact.**



Vicinity Map:  
Contiguous  
to 15801 First  
Street,  
Irwindale, CA

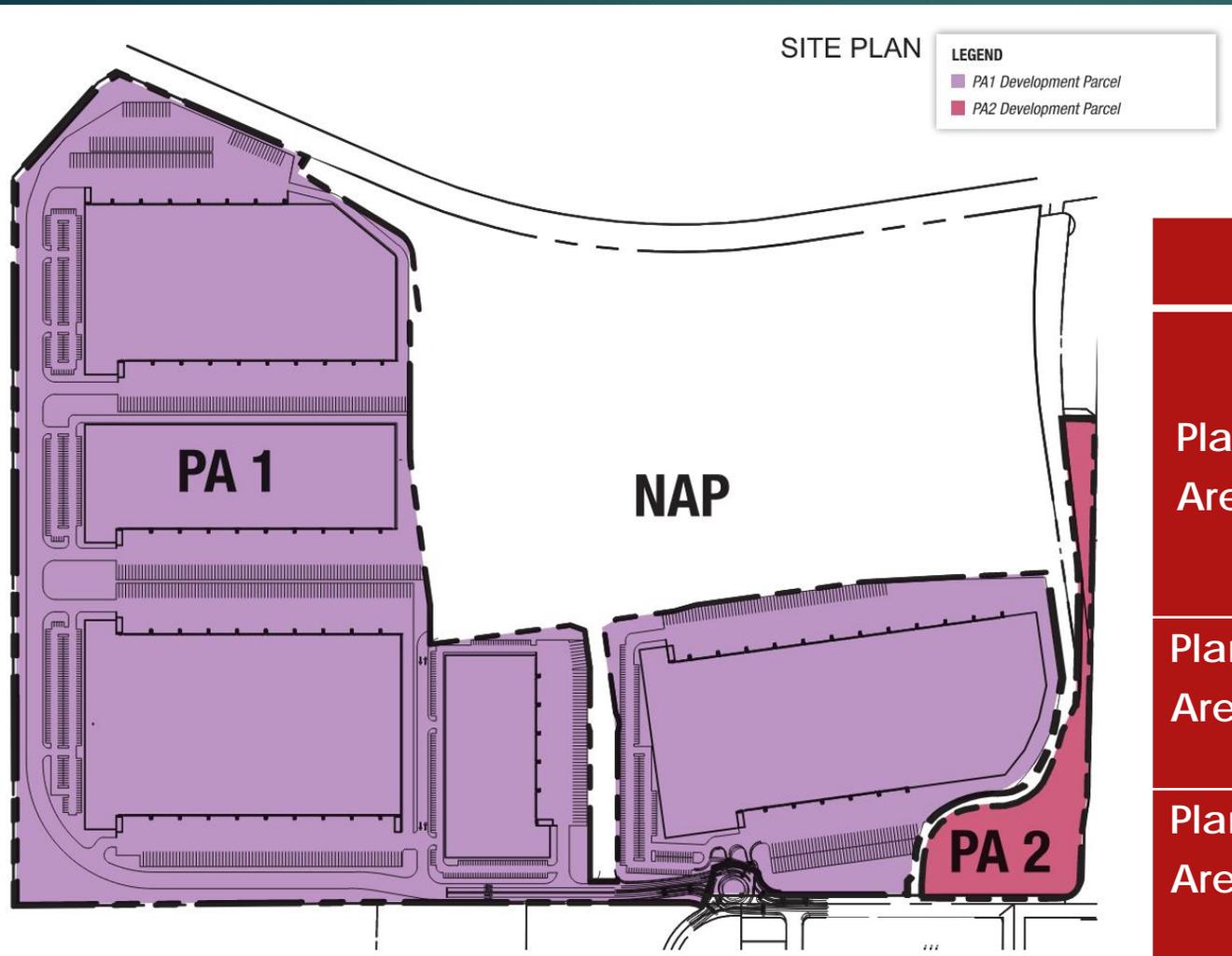
# Aerial Photo Map: Specific Boundary



# Project Description

- ▶ The Specific Plan area would be approximately 150.1 acres, located south of Interstate 210, west of Irwindale Avenue, east of the Santa Fe Dam Recreation Area, and north of First Street in the eastern portion of the City of Irwindale in Los Angeles County. The property has no street address but is adjacent to the Irwindale Brew Yard facility at 15801 First Street.
- ▶ The Specific Plan consists of developing two (2) separate planning areas for various development types envisioned for the Specific Plan Area. Upon adoption of the Specific Plan, the following planning areas depicted in the Site Plan will apply to the Specific Plan Area and will replace all prior zoning designations.
- ▶ The Specific Plan would authorize a maximum of 3 million square feet of new industrial/business park uses within Planning Area 1 (Industrial/Business Park). A maximum of 12,000 square feet of commercial use within Planning Area 2 (Commercial) would also be authorized. In addition to structures, the development will consist of loading docks, truck trailer and automobile parking, vehicular and pedestrian circulation, landscaping, and associated infrastructure improvements.

# Proposed Specific Plan Land Use Plan



LAND USE PLAN STATISTICAL SUMMARY				
Planning Area	Land Use Designation	Size (Acres)		Bldg. Size (SF)
		Industrial Business Park	Commercial	
Planning Area 1	Industrial/Business Park	144.1		3,000,000 (maximum)
Planning Area 2	Commercial		6.0	12,000 (maximum)
	Total	144.1	6.0	3,012,000

# Change of Zone: Irwindale, CA

Existing Zoning:  
M2- Heavy Manufacturing



Proposed Zoning:  
Specific Plan



\* General Plan Land Use (Commercial/Industrial) will stay consistent

# Project Objectives

- ▶ The NOP provides a list of 14 proposed Project Objectives in support of the overall vision, fundamental purpose, and Project description stated above:
  - Maintain the economic viability of existing uses and add new uses that complement the operations of the existing Irwindale Brew Yard facilities while increasing economic and employment opportunities within Irwindale.
  - Increase adjacent warehouse space to the existing Irwindale Brew Yard facilities in response to insufficient storage capacity.
  - Provide economic opportunities and economic and job growth in the City of Irwindale by diversifying the City's available range of industrial, commercial, and employment-generating uses.
  - Provide for a master-planned, job-producing development near Interstate 210 freeway to accommodate uses that benefit from access to the regional transportation system.
  - Allow for the accommodation of industrial, manufacturing and assembly, warehouse distribution, logistics, and fulfillment center buildings designed to attract a wide range of users and are economically competitive with other contemporary buildings of these types in the region.
  - Provide the opportunity for neighborhood-serving commercial uses at the corner of Irwindale Avenue and First Street to benefit employees and visitors of the onsite uses and commuters traveling through the City on Irwindale Avenue.

# Project Objectives

- Identify and provide for the installation, operation, and ongoing maintenance of water, sewer, drainage, and road facility infrastructure to adequately service the Specific Plan area.
- Provide guidelines and standards for architecture, walls, fencing, signage, lighting, and entry treatments within the Irwindale Brew Yard Specific Plan area that provide a well-defined identity for the development.
- Provide guidelines and standards for landscaping and building systems to reduce unnecessary water use, energy use, and fossil fuel consumption in the Irwindale Brew Yard Specific Plan area.
- Facilitate efficient implementation of low-impact development stormwater management and drought-tolerant landscaping principles.
- Provide Gravel Quarry Appraisal (Should include: Assess land and buildings; Determine surface and mineral ownership; Estimate quantity and quality of geologic materials; Corroborate geologic information and validate the actual units available for absorption; Analyze feasibility of excavation and mining; Assign mineral-specific risk factors to the mining and process operations; Evaluate mineral process and equipment required to create finished products; Examine product quality, quantity, and Cost of Goods Sold (COGS) over life of quarry; Filter and compare appropriate financial attributes to peer quarries; Quarry cashflow analysis to determine profitability of the mining project over time; Gauge key project risks and assign industry supported discount factors)

# Project Objectives

- Provide an option to restore the historic mining site to a land use consistent with the underlying land use regulations. An Inert Debris Engineered Fill Operation Plan (IDEFO) will be prepared. The ultimate topography of the project site after IDEFO activities would include a nearly level pad.
- Ensure full compliance with local, state, and federal regulations governing an IDEFO, and environmental protection.
- Provide Pros and Cons for “extracting mineral materials and Reclamation” and “IDEFO without mineral extraction”

# Alternatives Analysis

- ▶ The UES team will work iteratively with City to define a reasonable range of feasible alternatives to the proposed project. These alternatives are intended to feasibly attain most of the basic objectives of the proposed project while avoiding or substantially lessening any of the significant environmental effects of the project.
- ▶ A good description of the proposed project and some ideas of potentially significant impacts are necessary to identify alternatives. Should additional environmental or cultural resources studies be required for this subtask, they will be identified and incorporated in a revised Environmental Survey Plan and/or Cultural Resources Survey Plan, as needed, and implemented, and addenda to the survey reports will be prepared to document the results.

# Discretionary Actions

- ▶ The discretionary actions anticipated to be taken by the City as part of the proposed project include:
  - General Plan Amendment No. 01-2023
  - Zone Change No. 01-2023
  - Zone Ordinance Amendment No. 01-2023
  - Tentative Parcel Map. No. 84135
  - Development Agreement No. 01-2023
  - Certification of the Environmental Impact Report

# Other non-discretionary actions

- ▶ Other non-discretionary actions anticipated to be taken by the City at the Staff level as part of the proposed Project include:
  - Review all on-site plans, including grading and on-site utilities, and approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction and a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate post-construction runoff flows and
  - Demolition permits for existing on-site structures.

# Other Public Agency Approvals

▶ As discussed above, the City of Irwindale is the lead agency and will carry out and consider approvals for the Project. In addition, the following agencies are considered responsible agencies under CEQA, from which approval, consent, or permits may be required.



- ▶ Los Angeles Regional Water Quality Control Board
  - CalRecycle
  - Local Agency Formation Commission of Los Angeles County
  - Azusa Light and Water District
  - South Coast Air Quality Management District
  - City of Azusa
  - County of Los Angeles, Department of Public Works and Fire Department
  - Sanitation Districts of Los Angeles County
  - Other Utility Approvals (Southern California Edison, SoCal Gas, Frontier and/or Charter communications)
  - U.S. Army Corps of Engineering
  - California Public Utilities Commission
  - California Department of Fish and Wildlife

# Probable Environmental Effects

- ▶ The Specific Plan is considered a "Project" under CEQA and is therefore subject to CEQA review. As a policy document, the Specific Plan provides guidance and sets standards for several areas of mandatory environmental review. The EIR will analyze the potentially significant impacts of adopting and implementing the Specific Plan. In particular, the EIR will focus on areas of planned land use changes.
- ▶ The EIR will be organized, and the Project will be evaluated for the full range of probable environmental issues contemplated under CEQA and the CEQA Guidelines.

# Aesthetics and Visual Resources

- ▶ The aesthetics section addresses the potential effects of the proposed Brew Yard Development Project on aesthetics (visual resources). This section describes existing regional visual character, visual resources, views of the project area from important vantage points, and the changes in these views that would occur with the implementation of the proposed Brew Yard Development Project.
- ▶ Visual resources are the natural and cultural features of the landscape that can be seen and that contribute to the public's appreciative enjoyment of the environment. Visual resources, or aesthetic impacts, are generally defined in terms of a project's physical characteristics and potential visibility, and the extent to which the project's presence would change the perceived visual character and quality of the environment in which it would be located.
- ▶ This section describes the visual resources setting of the project and the appearance of the proposed Brew Yard Development Project after buildout of the specific plan and analyzes the potential effects of the project on visual resources in terms of changes to the viewshed from Key Observation Points (KOPs) near the project. KOPs are strategic viewing points where there are significant numbers of public (sensitive) viewers and from which there would be a clear view of the project after construction. This analysis considers the existing visual setting and its visual character and scenic quality, the potential sensitivity of likely project viewers to changes in the viewshed, and the visibility or dominance of the project after construction.



# Northwest Pit South Face Wall

# Agriculture and Forestry Resources

- ▶ This section describes the proposed Brew Yard Development Project as it could affect agricultural and forestry conditions and describes applicable federal, state, and local farmland conservation policies. Information related to agricultural resources and zoning will be obtained from California Department of Conservation maps, and Irwindale General Plan and Zoning District maps. Site inspection of the proposed project specific plan planning area will document the existing conditions of the area and the surrounding land uses. Because there are no forest lands in or near proximity to the specific plan planning area, forest land discussion will be noted and not discussed further in this section. Likewise, the specific plan planning area no longer contains viable or significant agricultural soils due to historic mining and urbanization of the area. Therefore, the lack of agricultural resources will be documented, and no further discussion provided.

# Air Quality

- ▶ UES will characterize the existing conditions in the project specific plan planning area, document findings, and accurately describe the air environment. The survey of existing air quality will include representative meteorological and ambient air quality monitoring data from the station(s) closest to the proposed project. A three-year summary of pollutant concentrations will be compiled to characterize existing air quality conditions, and the attainment status of the area with respect to state and federal standards. The study will present existing pollutant emissions from stationary and mobile sources in the area and will discuss how these pollutant emissions are reflected in ambient monitored concentrations. A regulatory and policy analysis will generally summarize local, state, and federal clean air legislation and will specifically discuss aspects of this legislation that would apply directly to the project. Emissions of pollutants associated with construction activities (fugitive dust and exhaust pollutants) will be estimated using appropriate emission factors for construction from the California Air Resources Board or the U.S. Environmental Protection Agency (EPA). The analysis approach will follow South Coast Air Quality Management District guidance. The effects from diesel particulate matter exhaust on cancer risk will be discussed qualitatively.

# Biological Resources

- ▶ The UES Team will conduct a reconnaissance-level survey to determine the potential for jurisdictional wetlands and other waters of the U.S., assess the habitat potential for special-status species, and other potential issues that may occur as a result of the Brew Yard Development Project and new ingress/egress to the project site. UES' analysis of the biological resources will consider potential significant impacts to plant and animal species and their habitats. Of primary importance in this analysis are impacts to Federal and state endangered, threatened, and rare plant and animal species; fully protected species; species of special concern as designated by various organizations; other species meeting the criteria for "rare" or "endangered" as defined by *CEQA Guidelines* (14 CCR 15380); areas of critical concern; and biological resources of commercial or recreational importance.



# Northwest Pit Showing Existing Conditions

# Cultural Resources

## ▶ **Archeology**

- ▶ UES will initiate a records search with the California Information Center of the California Historical Resources Information System, for both archaeological and historic architectural resources. This search will provide previously recorded sites, surveys and listings of properties on local, state, or federal registers. UES will also contact the California Native American Heritage Commission for a review of its Sacred Lands Files and a list of groups/individuals it believes should be contacted. UES will prepare a letter on behalf of the City to be sent to these groups/individuals soliciting any information or concerns they might have regarding the specific plan planning area. UES will conduct a pedestrian archaeological survey of the Area of Potential Effect (APE), after approval of the APE by the City.

## ▶ **Historic Architecture**

- ▶ UES will provide the information and analysis for historic era resources (buildings, structures, objects, sites, districts). This scope of work assumes that all relevant historical information at the City will also be made available.

# Cultural Resources

- ▶ Paleontological Resources
- ▶ UES will complete a literature review and museum record search, followed by a field survey at the formations that have the potential to contain significant paleontological resources. The literature review will follow the recently signed into federal law, Paleontological Resources Preservation Act, CEQA, and guidelines developed by the Association of Environmental Professionals and the Society of Vertebrate Paleontology (SVP). Sedimentary rock units are classified by SVP as having (a) high (or known) potential for containing significant nonrenewable paleontological resources, (b) low potential for containing nonrenewable paleontological resources, or (c) undetermined potential. The paleontological assessment will provide an overview of the existing and regulatory paleontological sensitivity setting of the paleontological resources within the planned area of disturbance, and an assessment of project impacts.

# Energy

- ▶ This section contains a description of the potential of the Brew Yard Development Project on a short-term during construction phase, and on a long-term operational phase to waste energy, be inefficient, and unnecessarily consume energy. Public Resources Code Section 21100(b)(3) and Appendix F of the CEQA Guidelines requires a description (where relevant) of the wasteful, inefficient, and unnecessary consumption of energy caused by a project. This section will evaluate the energy impacts of the proposed Brew Yard Development Project. This section analyzes the energy implications of the project, focusing on the following three energy resources: electricity, natural gas, and transportation-related energy (petroleum-based fuels). This section includes a summary of the project's anticipated energy needs and conservation measures.

# Geology, Soils, and Seismicity

- ▶ An overview of the geologic, soils, and seismic setting of the project area will be documented. The existing characteristics that will be discussed include topography, regional geology, local geology, seismicity, and soils. Mineral resources will also be addressed.
- ▶ In order to address these factors, data will be obtained from previous work conducted for the Brew Yard Development Project by the Applicant (Peer Reviewed Applicant Geotechnical Report) and geologic maps and reports from government agencies. Factors that will be considered in the impact analysis include surficial material (for example, expansive/ compressive soils), proximity to active or potentially active faults, areas of landslide activity, unstable slopes, and potential areas for erosion problems. Reclamation plan and compaction of new fill and impact to re-use and development of fill areas. Potential loss of mineral resources will also be identified. This section will also address paleontological resources in the proposed specific plan planning area. Paleontological resources include any fossilized remains, traces, or imprints of organisms, preserved in or on the earth's crust, that are of paleontological interest and that provide information about the history of life on earth.

# Greenhouse Gases

- ▶ The analysis approach will follow South Coast Air Quality Management District guidance and the most current updates to the CEQA guidelines for Greenhouse gases. This section describes the potential effect on greenhouse gas (GHG) emissions as a result of implementing the proposed Brew Yard Development Project. In addition, this section provides a discussion of federal and state regulations regarding GHG emissions. Potential impacts to air quality, as a general matter, associated with implementation of the proposed Brew Yard Development Project, were previously discussed in the EIR. (See: Air Quality). Updates to the CEQA Guidelines, codified in March 2010, require lead agencies to consider the potential for a project to result in significant emissions of GHGs.
- ▶ This GHG analysis is based on methodologies recommended by the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper (2008) and adopted into the California Climate Action Registry General Reporting Protocol (2009). The analysis focuses on CO<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub> (reflected here in aggregate as CO<sub>2</sub>e or CO<sub>2</sub> equivalent) as these are the GHG emissions with the greatest potential to be generated via onsite development. CalEEMod emissions modeling software (See: Air Quality) will be used to determine if GHG emissions associated with the Brew Yard Development Project exceed established thresholds. Complete CalEEMod results and assumptions will be included in the EIR as an Appendix.

# Hazards and Hazardous Materials

- ▶ UES will Peer Review the Applicant's Phase I Environmental Site Assessment (ESA) which will describe the known and potential sources of hazardous wastes in the project vicinity (i.e., with 1/8 mile of the Specific Plan planning area boundaries). Previous documents prepared by and for the City will be reviewed, as well as documents from the Department of Toxic Substances Control, RWQCB, and other regulatory agencies to determine the potential for encountering hazardous wastes within the project area. This information will be supplemented by a reconnaissance of the site.
- ▶ Hazards related to the proposed land uses allowed by the Brew Yard Specific Plan primarily fall under two categories based on the origin of the hazard: (1) hazards created by project operations that impact facilities and/or people on the proposed specific plan area or nearby and (2) hazards created by nearby uses that impact the Brew Yard Development Project and/or people on or near the proposed specific plan planning area. Exposure to hazardous chemicals could fall under both categories (hazardous chemicals could originate onsite or offsite), whereas risk to people and property on the proposed specific plan planning area by proximity to airports would fall under the second category.

# Hydrology and Water Quality

- ▶ UES will characterize the existing conditions and present an overview of the surface water hydrology, groundwater conditions, water quality (both surface water and groundwater) and regulatory setting relative to the specific plan planning area. UES will review and evaluate available data, reports, studies and mapping. Information and data to prepare this section includes that obtained from studies prepared by the Applicant and from publicly available sources. It is anticipated that the environmental analysis will focus primarily on construction-related impacts, reclamation plan impacts and mitigation measures (e.g., construction BMPs).

# Land Use and Planning

- ▶ This section analyzes the potential impacts on land use and planning that may result from the proposed Brew Yard Development Project. The discussion will be based primarily on observations made during site visits, as well as other available land use planning documentation from the current Irwindale General Plan. The goals and policies of the Irwindale General Plan are implemented by zoning regulations found in Irwindale Municipal Code Title 17, Zoning. Each area within the City is assigned a land use plan designation and zoning classification, which describes the standards for use or development. The zoning regulations set forth development standards for such items as building height, property-line setbacks, and landscaping. This section will discuss existing environmental conditions in the affected environment, evaluate the project's consistency with applicable goals and policies, identify and analyze environmental impacts, and recommend measures to reduce or avoid adverse impacts anticipated from project implementation.

# Mineral Resources

- ▶ This section describes the existing environment and regulatory setting in regard to mineral resources. It also describes the impacts on mineral resources that would result from implementation of the proposed project and any necessary mitigation measures that would reduce these impacts. This section describes mineral resources in the City and analyzes the potential impacts on mineral resources that may result from the proposed Brew Yard Development Project. The discussion is based primarily on United States Geological Survey topographic and geologic maps, information contained in the Irwindale General Plan, California Department of Conservation (CDOC) and other available mineral resource literature.

# Noise

- ▶ The *Irwindale Municipal Code Title 9 Public Peace, Morals and Welfare, Chapter 9.28 Noise Regulation* will be reviewed by UES to determine the existing regulatory noise and vibration thresholds. One-hour and 24-hour field testing will be conducted at multiple locations in the specific plan planning area and at sensitive receptor locations. The data will be analyzed to establish the baseline environmental noise condition. Construction and mining plans will be reviewed and expected construction schedule/equipment usage information will be extracted. Anticipated new noise and vibration sources during project operation will also be determined, with input from the City. The construction and permanent noise and vibration sources will be applied to simplified noise and vibration propagation models, and the results will be analyzed. The predicted noise and vibration data will be compared against both the existing baseline ambient data and the relevant noise and vibration thresholds. Magnitudes of noise and vibration impacts, if any, will be reported at all boundaries or relevant receptors. UES will describe the existing noise conditions on the project site, the regulatory setting, the impacts of the project, and feasible mitigation measures to reduce impacts.

# Population and Housing

- ▶ This section will describe population and housing in the City and analyze the potential impacts on population and housing resources that may result from the proposed Brew Yard Development Project. The discussion is based primarily on information contained in the State of California Department of Finance, and other available population and housing literature pertinent to the proposed Project and City. It is anticipated that the Brew Yard Development Project would have no effect on regional population or housing, and that it would have a beneficial effect (not an adverse impact) on regional employment. Nonetheless, the EIR would document local population, housing, and labor force conditions to support these findings and describe the employment and income benefits associated with the project.

# Public Services

- ▶ This section will describe the existing public services and facilities and analyze the specific plan build out potential effects on these resources that may occur with the implementation of the proposed Brew Yard Development Project. Growth and development can directly impact the delivery of critical City and County services to residents, workers, and visitors. These services include police and fire protection, law enforcement, public works, planning, water and wastewater treatment, libraries, schools, parks, medical services, solid waste/recycling, and other public services. The location of development is guided by the Irwindale General Plan, which considers the spatial relationship of urban activities and the delivery of public services. This section will also describe relevant environmental and regulatory settings and discuss mitigation measures to reduce impacts, where applicable.

# Recreation

- ▶ This section will address the potential impacts that the proposed Brew Yard Development Project would have on the recreation needs of the City. This section discusses potential impacts to recreation resources and open space in the vicinity of the proposed Project. As a basis for evaluation, the affected environment section will summarize existing conditions related to the proposed project characteristics and recreation providers. Information for this section will be obtained from the Irwindale General Plan and from Google maps.

# Transportation

- ▶ UES will coordinate with the City in preparing a traffic study of the proposed Project. UES will conduct a site reconnaissance of the roadways in the vicinity of the project site in order to characterize traffic/transportation conditions and will obtain available traffic volume data on City roads and the two Interstate Freeways, 605 and 210, adjacent to the Brew Yard Specific Plan planning area. Peak period operations at the intersection of all roads providing access to Brew Yard Specific Plan planning area in coordination with Caltrans and Irwindale Public Works Department will be analyzed. Based on information on existing transportation conditions and project information, UES will assess the transportation impacts (i.e., traffic, transit, pedestrian, bicycle and parking) associated with construction and operation of the project. This section will present information on traffic and transportation as required by CEQA regulations.



# Railroad Tracks on the West Side of North Facing Pit Facing South



# Tribal Cultural Resources

- ▶ This section will assess the tribal cultural resources within the vicinity or within the proposed Brew Yard Development Project area which could be adversely affected. This section fulfills the requirements of AB 52 (Chapter 532, Statutes 2014) by documenting the inclusion of tribal cultural resources early in the CEQA process, to ensure that local Tribal governments and public agencies identify and address potential impacts to tribal cultural resources. Tribal cultural resources are defined by the Public Resources Code Section 21074 as *“Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources.”* Furthermore, a tribal cultural resource could be a resource that the lead agency (City of Irwindale) determines in its discretion is a tribal cultural resource.
- ▶ AB 52 consultation letters will be sent out to all tribal councils based on a list provided by the Native American Heritage Commission (NAHC). UES will send project scoping letters to the tribal contacts listed by the NAHC. UES will make follow-up phone calls. UES will search cultural literature, the Sacred Lands File records, and conduct an intensive-level pedestrian survey of the proposed specific plan planning area. Tribal cultural resources analysis will be completed in compliance with the CEQA.

# Utilities and Service Systems

- ▶ This section will assess the existing public utilities and service systems that support the proposed Brew Yard Development Project, identify the potential impacts posed by the Project, and present recommended mitigation where necessary. The public utilities and services analyzed in this section will include electricity, gas, water, wastewater, stormwater, and solid waste. Each subsection describes the utility, the provider of the utility, and the infrastructure of the utility as it relates to the proposed Specific Plan planning area. Assessment of the proposed Brew Yard Development Project on utilities (water, wastewater, storm drainage, solid waste) and energy providers (electricity) varies depending on the utility, but generally includes a comparison of the project generated demand against existing and anticipated resource supplies and/or conveyance capacity. Quantifications of demands and generations will be included based on factors provided by the applicable agencies.

# Wildfire

- ▶ This section will assess the risk of wildfires impacting the operations of the proposed land uses allowed under the Specific Plan, and identifies the potential impacts posed by the proposed Brew Yard Development Project and presents recommended mitigation where necessary. This section will comply with California Government Code Sections 65040.20 and 66474.02 and the California Public Resources Code Section 21083.01, relating to fire hazard impacts of new projects.

# Cumulative Impacts

- ▶ UES will work with the City to compile a list of Projects in the area that would potentially contribute to Cumulative impacts along with the Proposed Project.
- ▶ Numerous other similar projects in the area must be considered cumulatively regarding potential impacts from Transportation, Greenhouse Gases, Air Quality, and others to be determined.
- ▶ Below is a list of other projects within a 3.5 radius of the proposed Project site.
  
- ▶ **Motor Avenue Industrial Project (05-03-2021)**
  - ▶ SCH: 2020110167
  
- ▶ **13131 Los Angeles Street Industrial Project (04-03-2020)**
  - ▶ SCH: 2019080276
  
- ▶ **5175 Vincent Avenue Project (02-17-2021)**
  - ▶ SHC: 2018121056
  
- ▶ **The Park @ Live Oak Specific Plan (03-18-2019)**
  - ▶ SCH: 2018041001

# Next Steps

- ▶ UES will prepare a Draft Environmental Impact Report addressing the comments received during the Scoping process.
- ▶ Please Submit all comments for **SCH NUMBER 2024020415** to:
- ▶ Via email at the email address below. Or by mail at the address below. Please submit all comments by March 14.
- ▶ **Brandi Jones, Senior Planner**
- ▶ **City of Irwindale**
- ▶ **5050 N. Irwindale Avenue Irwindale, CA 91706**
- ▶ **(626) 430-2260**
- ▶ **[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)**