Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018121056

Project Title: 5175 Vincent Avenue Project

Lead Agency: City of Irwindale Community Development Department

Contact Name: Brandi Jones, Senior Planner

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Project Location: Irwindale, Los Angeles County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

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 standard parking stalls and trailer stalls), and utility and landscaping improvements.

The proposed project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Police protection service would be provided by the Irwindale Police Department. The Los Angeles County Fire Department (LACoFD) would provide fire protection service. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company.

The project site is designated as "Industrial/Business Park" and "Residential" by the City's General Plan Land Use Map and is zoned as M-2 “Heavy Manufacturing”. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

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

See the Initial Study for the mitigation measures and associated analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

air quality, aesthetics, greenhouse gas emissions, and noise

Provide a list of the responsible or trustee agencies for the project.

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);
• Regional Water Quality Control Board (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.