

Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Irwindale – Community Development/Planning Division

Project Title: Irwindale Industrial Center Project

Project Location: Irwindale Los Angeles County
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The Project Site comprises four existing parcels (Assessor Parcel Numbers [APNs] 8417-025-800, 8417-025-801, 8417-026-800, and 8417-026-801), totaling approximately 10.7 acres, located at 5010 Azusa Canyon Road, at the northeast corner of Nubia Street and Azusa Canyon Road. The Project involves the consolidation of the four existing parcels into two parcels. The two proposed buildings would be constructed on the two new parcels. Building 1 would be an approximately 184,879-square-foot warehouse/office with 21 loading docks for trucks at the rear of the property. The building would be a contemporary design consistent with the Commercial and Industrial Design Guidelines and would be located along Azusa Canyon Road. This building would have 4,812 square feet of first floor office space, 4,497 square feet of second floor office space, and approximately 175,570 square feet of warehouse space. Building 2 would be sited at the current southeast rear parking lot. It would be similar in design to Building 1; however, Building 2 would only be 49,105 square feet, with six loading docks for trucks. Building 2 would have 2,886 square feet of first floor office space, 2,500 square feet of second floor office space, and approximately 43,719 square feet of warehouse space.

The Project Site is currently occupied with several one- and two-story industrial buildings, with the remaining parcels used for parking. The Project Site is zoned M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) and is designated "Industrial/Business Park" by the City's General Plan. The Project is subject to the Irwindale Commercial and Industrial Design Guidelines.

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

There are the following potentially significant environmental effects with mitigation measures included to reduce each impact to less than a significant level: Cultural Resources (archeological); Noise (construction noise reduction); Transportation (intersection updates)

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

N/A

Please provide a list of the responsible or trustee agencies for the project.

Air Resources Board
Caltrans District #7
Fish & Wildlife Region #5
Regional Water Quality Control Board #4
Resources Agency
SWRCB: Water Quality