

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

<p>Notice is hereby given that the Lead Agency named below has completed an Initial Study of the following described project at the following location:</p>	
<b>Lead Agency:</b>	<p>City of Irwindale            Community Development Department – Planning Division            5050 North Irwindale Avenue            Irwindale, CA 91706</p>
<b>Project Name:</b>	<p>Irwindale Industrial Center Project</p>
<b>Applicant:</b>	<p>FLP Irwindale LLC            19300 Hamilton Avenue, Suite 200            Gardena, CA 90248</p>
<b>Project Location:</b>	<p>The Project Site is located at 5010 Azusa Canyon Road, Irwindale, California within Los Angeles County. The City is located in the San Gabriel Valley, roughly 20 miles east of downtown Los Angeles, northeast of the City of Baldwin Park, and south of the City of Monrovia. The Project Site is located approximately 675 feet south of Arrow Highway, and at the northeast corner of Nubia Street and Azusa Canyon Road, which forms the border between the City of Irwindale and the City of Baldwin Park. The Project Site includes four existing parcels (APNs 8417-025-800, 8417-025-801, 8417-026-800, and 8417-026-801), totaling approximately 10.7 acres. Commercial buildings and associated parking lots are located north of the site; commercial and industrial buildings are to the east and south; and Azusa Canyon Road and a residential neighborhood in the City of Baldwin Park are west of the Project Site.</p>
<b>Project Description:</b>	<p>The City of Irwindale (City) has prepared this Initial Study (IS) to evaluate the potential environmental effects of the proposed Irwindale Industrial Center Project (Proposed Project). The Project Applicant, FLP Irwindale LLC, is proposing to demolish the existing buildings and improvements on the site and develop two (2) industrial buildings. 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. The Project involves the consolidation of the four existing parcels into two (2) parcels. The proposal consists of the construction of two (2), speculative industrial tilt-up buildings totaling ±233,984 square feet and associated passenger vehicle and trailer parking. Building 1 consists of ±9,309 square feet of office (4,812 square feet ground floor/4,497 square feet mezzanine) and ±175,570 of warehouse for a total of 184,879 square feet on an ±8.35 acre parcel (Parcel 1). Building 2 consists of ±5,386 square feet of office (2,885 square feet ground floor/2,500 square feet mezzanine) and ±43,719 of warehouse for a total of 49,105 square feet on a ±2.35 acre parcel (Parcel 2). The building would be a contemporary design consistent with the Commercial and Industrial Design Guidelines.</p> <p>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.</p> <p>Construction of the Proposed Project would take approximately nine (9) months. Construction is currently anticipated to start in December 2019 and be completed by August 2020. Construction would consist of four phases: (1) demolition; (2) grading; (3) building construction; and (4) construction of site improvements, including paving. The</p>

	demolition/grading/site preparation phase includes removal of the existing buildings, asphalt, and grading of the site.
This Initial Study was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. On the basis of the Initial Study, the Lead Agency's Staff has concluded that the project, with the incorporation of mitigation measures, will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	The Project site <b>IS</b> on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site <b>IS NOT</b> on a list compiled pursuant to Government Code section 65962.5.
<input type="checkbox"/>	The proposed project site <b>IS</b> considered a project of statewide, regional or area-wide significance.
<input checked="" type="checkbox"/>	The proposed project site <b>IS NOT</b> considered a project of statewide, regional or area-wide significance.
<input checked="" type="checkbox"/>	The proposed project <b>WILL</b> affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	The proposed project <b>WILL NOT</b> affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	A scoping meeting <b>WILL</b> be held by the lead agency.
<input checked="" type="checkbox"/>	A scoping meeting <b>WILL NOT</b> be held by the lead agency.
Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review online at <a href="http://www.ci.irwindale.ca.us/index.aspx?NID=384">www.ci.irwindale.ca.us/index.aspx?NID=384</a> at the City of Irwindale City Hall, located at 5050 N. Irwindale Avenue, Irwindale, CA 91706, Irwindale Public Library, located at 5050 N. Irwindale Avenue, Irwindale, CA 91706 and at the City of Irwindale Community Development Department – Planning Division, located at 16102 Arrow Highway, Irwindale, CA 91706, during normal business hours.	
<b>Lead Agency Address:</b>	5050 North Irwindale Avenue Irwindale, CA 91706
The review period for this project starts on <b>Friday, September 13, 2019</b> and ends on <b>Monday, October 14, 2019</b> . Comments will be received until 6:00 p.m. on October 14, 2019. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to this date. Comments of all Responsible Agencies are also requested.	
Questions regarding the City of Irwindale's review of the project or Initial Study/Mitigated Negative Declaration may be directed to Brandi Jones, Senior Planner, at the address above or at (626) 430-2260 or <a href="mailto:BJones@IrwindaleCA.gov">BJones@IrwindaleCA.gov</a> .	
The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its meeting on:	
<b>Date: October 16, 2019</b>	<b>Time: 6:30 PM</b>
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.	

Date Received  
for Filing: \_\_\_\_\_

(Clerk stamp here)

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Brandi Jones  
Senior Planner  
City of Irwindale Community Development