

AUG 28 2023

STATE CLEARINGHOUSE

**NOTICE OF PUBLIC HEARING AND CONSIDERATION OF A
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
FOR THE GRISWOLD RESIDENTIAL PROJECT
PROJECT NO. : 2020-001386-(1)
TENTATIVE TRACT MAP NO. : 83183 ("TR83183") / RPPL2020004447
ENVIRONMENTAL ASSESSMENT NO. : RPPL2020004450
CONDITIONAL USE PERMIT ("CUP") NO. : RPPL2021005384
STATE CLEARINGHOUSE NO. : 2022020004**

The Los Angeles County Regional Planning Commission ("Commission") will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, September 27, 2023, at 9:00 a.m.

Hearing Location: 320 West Temple St., Rm. 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 900-6833 or (346) 248-7799 (ID: 858 6032 6429).

Project No.: 2020-001386-(1)

Project Location: The 9.61-gross-acre project site is located at 16209 East San Bernardino Road (APN: 8435-006-014) within the unincorporated community of East Irwindale in Los Angeles County ("Project Site"). The Project Site is directly north of the intersection of San Bernardino Road and North Woodgrove Avenue, and was formerly an elementary school, the Griswold School. The Project Site is currently vacant.

Project Description: The proposed project includes 68 detached condominium units, 179 parking spaces (136 covered and 43 uncovered), internal private driveways and fire lanes, two common open space areas with landscaping totaling 35,780 square feet, and stormwater infrastructure on one multifamily lot that is 9.61 gross (9.5 net) acres ("Project"). All units would be a maximum of two stories and 25 feet high, ranging in size from 1,677 to 2,300 square feet, and include private front and rear yard areas. Each unit includes an attached two-car garage. The Project includes 43 on-site uncovered guest parking spaces, including three accessible (ADA) parking spaces. The 26-foot-wide internal private driveways and fire lanes provide direct access from San Bernardino Road to all units. Other Project features include an internal five-foot-wide walkway, six short-term bicycle parking spaces and 34 long-term bicycle parking spaces, and 231 new trees. The Project includes a CUP for on-site project grading totaling 196,868 cubic yards ("cy"), including 98,434 cy cut and 98,434 cy fill.

Environmental Documentation: An Environmental Impact Report (EIR), including the Final EIR, Draft EIR, Mitigation Monitoring and Reporting Program (MMRP), CEQA Findings of Fact, and a Statement of Overriding Considerations, has been prepared for this project pursuant to the California Environmental Quality Act (*Cal. Pub. Res. Code* §§ 21000, et seq.). The Final EIR identifies transportation impacts for the Project as significant and unavoidable despite all feasible mitigation

measures. The MMRP also includes mitigation measures for the following environmental topic areas: Biological Resources, Cultural and Paleontological Resources, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Utilities and Service Systems, resulting in less than significant impacts, also noting compliance with plan, programs, and policies in relation to Air Quality, Hazards and Hazardous Materials, and Hydrology and Water Quality. The Final EIR, which includes all responses to comments, is now available for review exceeding the minimum 10-day requirement prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 §15089(b)).

CEQA FEIR Review Period: August 22, 2023 - September 26, 2023 (35 days)

More Information: Erica G. Aguirre, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6433. eaaguirre@planning.lacounty.gov. Website: <https://lacrpl.legistar.com/Calendar.aspx>

Case Materials: <https://lacrpl.legistar.com/Calendar.aspx>

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Para leer este aviso en español visite: bit.ly/3P4J1MF

若要閱讀中文通知, 請: bit.ly/3P4J1MF

VICINITY MAP

