



March 30, 2021

Mar 30 2021

STATE CLEARINGHOUSE

Brandi Jones, Senior Planner
City of Irwindale
Community Development Department, Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706

Subject: SCH No. 2018121056 – Draft Environmental Impact Report for 5175 Vincent Avenue Project – Los Angeles County

Dear Ms. Jones:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

The City of Irwindale Community Development Department, acting as Lead Agency, has prepared and circulated a Draft Environmental Impact Report (EIR) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The proposed 5175 Vincent Avenue Project (project) site is located north of a Los Angeles County-owned pit, east of Allen Drive, south of Arrow Highway, and west of Vincent Avenue at 5175 Vincent Avenue, Irwindale, CA 91706. The proposed project includes the development of a 545,735 square foot concrete, industrial warehouse building on a 26.05-acre site. The proposed project site was formerly used as a mining pit (Manning Pit) and is comprised of two vacant parcels. One of the parcels consists of a closed disposal site called Manning Brothers Class III Landfill (Facility No. 19-AA-0022), according to the CalRecycle Solid Waste Information System (SWIS) facility database. Also to be developed are associated parking and utility and landscaping improvements. The proposed project would connect to existing infrastructure to provide water, sewer and storm drainage utilities.

COMMENTS

CalRecycle staff's comments on the proposed project are listed below. Where a specific location in the document is noted for the comment, please ensure the comment is addressed throughout all sections of the Draft EIR, in addition to the specific location noted.

Since the proposed project is located within the permitted boundary of Manning Brothers Class III Landfill, the project is considered a modification of postclosure land use and must comply with the postclosure land use criteria contained in Title 27, California Code of Regulations (27 CCR) section 21190 (<https://www.calrecycle.ca.gov/Laws/Regulations/Title27>). The project applicant should work with the local enforcement agency (LEA) for review and approval of the project particulars prior to implementation. All proposed postclosure land uses on closed disposal sites are also required to be submitted to the Regional Water Quality Control Board, local air district and local land use agency.

Pages 2.0-2 and 2.0-3, Historical Background – There remains questions on what exactly is in the Manning Pit. Page 2.0-2 states, “On-site stockpiled backfill that contains materials restricted for disposal in groundwater (e.g., asphalt and other materials) would be set aside for subsequent placement in the above-groundwater portion of the pit area.” Page 2.0-3 states, “According to the City records, the site was completely filled with clean soil and is clean to state and federal standards for housing development.” Clarify what material (e.g., asphalt, clean soil, and/or other) is currently in the Manning Pit.

Page 2.0-4, Historical Background – There is a grammar error on the second paragraph of the page, where the word “accessibly” should be “accessible”.

Solid Waste Regulatory Oversight

The Los Angeles County Department of Public Health, Environmental Health is the LEA for Los Angeles County and is responsible for providing regulatory oversight (inspections and permitting) of solid waste handling and disposal activities as well as the maintenance of closed disposal sites. Please contact the LEA, Dorcas Hanson-Lugo at 626.430.5540 or dlugo@ph.lacounty.gov to discuss the regulatory requirements for the proposed project.

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Final EIR and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision-making body.

Draft EIR for 5175 Vincent Avenue Project

March 30, 2021

Page 3 of 3

If you have any questions regarding these comments, please contact me at 916.323.1799 or by e-mail at nai.teurn@CalRecycle.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nai Teurn', with a long horizontal flourish extending to the right.

Nai Teurn, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Benjamin Escotto, Supervisor
Permitting & Assistance Branch – South Unit

Dorcas Hanson-Lugo, Chief
Los Angeles County Department of Public Health, LEA