

NOTICE OF COMPLETION AND AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
GRISWOLD RESIDENTIAL PROJECT  
PROJECT NO.: 2020-001386-(1)  
VESTING TENTATIVE TRACT MAP ("VTTM") NO.: 83183 (RPPL2020004447)  
ENVIRONMENTAL ASSESSMENT NO.: RPPL2020004450  
CONDITIONAL USE PERMIT ("CUP") NO.: RPPL2021005384  
STATE CLEARINGHOUSE NO.: 2022020004

The Los Angeles County Department of Regional Planning ("LA County Planning"), acting in the capacity of Lead Agency under the County Environmental Guidelines, Chapter III, Section 304, has filed a Notice of Completion and Availability of a Draft Environmental Impact Report ("DEIR") for the Griswold Residential Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act ("CEQA"), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, including Section 15160.

#### **PUBLIC REVIEW PERIOD**

The formal public review period for the DEIR will be from **June 8<sup>th</sup> to July 24<sup>th</sup>, 2023** (over 45 days). All comments received by the closing of the public review period will be responded to and considered in the Final Environmental Impact Report ("FEIR").

#### **PROJECT SITE**

The 9.61-gross-acre project site is located at 16209 East San Bernardino Road (APN: 8435-006-900) 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. All existing buildings and associated accessory structures located on the Project Site would be demolished.

#### **PROPOSED PROJECT**

The proposed project includes 68 detached condominium residential units, two common open space areas with landscaping totaling 35,780 square feet, stormwater infrastructure, private driveways and fire lanes, and 179 parking spaces on one multifamily lot ("Project"). The creation of the multifamily lot to accommodate this condominium development requires a Vesting Tentative Map approval (VTTM No. 83183). The Project would also include approximately 231 new trees, an internal five-foot-wide walkway to enhance pedestrian connectivity, and onsite bicycle parking. All units are proposed to be two stories high, not to exceed 25 feet high, ranging in size from approximately 1,677 to 2,300 square feet, and include front and rear yards.

To the north of the Project Site, there is an existing six-foot-high concrete ("CMU") wall. The Project also includes new six-foot-high CMU walls on the western and eastern boundaries of the Project Site. There would be interior walls including six-foot-high CMU

walls on proposed block edges and 5.5-foot-high vinyl fencing between units. The total proposed grading for the project is 196,868 cubic yards ("cy") including 98,434 cy cut and 98,434 cy fill. Grading for the Project requires a Conditional Use Permit (CUP No. 2021005384) because it is over 100,000 cy. Finally, the Project would also relocate the existing Foothill Transportation bus stop on East San Bernardino Road to the east of the proposed driveway.

### **SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS**

The Project-generated vehicle miles traveled ("VMT") exceeds the County's baseline threshold by 48.04%. Under 2010 Quantifying Greenhouse Gas Mitigation Measures California Air Pollution Control Officers Association Manual guidance for projects in suburban areas, the global maximum project VMT reduction is 15%. Therefore, the implementation of proposed transportation demand management strategies would not reduce Project generated VMT to a less than significant level. The Project includes one mitigation measure to provide a ride share program, however, this does not reduce the Project VMT to levels that are less than significant. As such, transportation impacts for the Project are significant and unavoidable.

### **REGIONAL PLANNING COMMISSION (RPC) PUBLIC HEARING**

A public hearing on the Project and the FEIR will be scheduled before the RPC at a time and date yet to be determined after the public review period of the DEIR ends. The RPC will consider project approval and certification of the FEIR at the RPC public hearing. This public hearing shall be a hybrid hearing, held in-person in the RPC Hearing Room (1<sup>st</sup> Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012 with options to view and participate virtually, as well.

### **DOCUMENT AVAILABILITY AND COMMENTS**

An electronic version of the DEIR, appendices, and all past project materials can be found online here: [case.planning.lacounty.gov/case/view/tr83183](https://case.planning.lacounty.gov/case/view/tr83183). A copy of this notice is posted here: [planning.lacounty.gov/environmental-review/public-notice](https://planning.lacounty.gov/environmental-review/public-notice). Project materials will also be made available here: [lacrpl.legistar.com](https://lacrpl.legistar.com) in advance of a future public hearing.

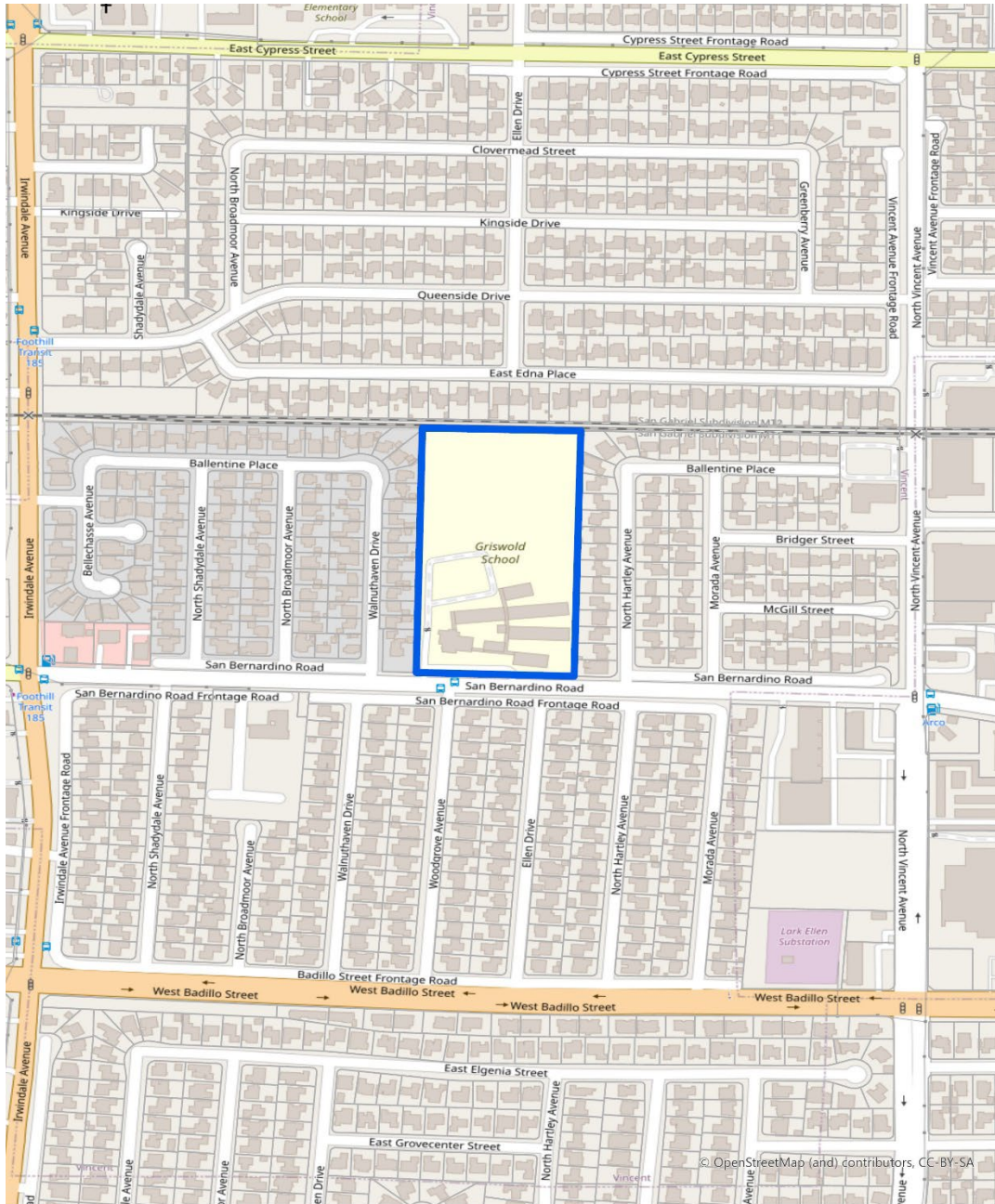
A copy of the DEIR will be available for public review *by appointment only* from Monday through Thursday, 7:30 a.m. to 5:30 p.m. at the following address:

**LA County Planning  
Subdivisions Section, Room 170 (G10)  
320 West Temple Street  
Los Angeles, CA 90012**

To arrange an appointment or for general inquiries, please email or call: Erica G. Aguirre, AICP, Principal Planner, of LA County Planning at: [eaguirre@planning.lacounty.gov](mailto:eaguirre@planning.lacounty.gov) or at (213) 974-6433. **Written comments on the Project's DEIR should be postmarked or emailed by July 24<sup>th</sup>, 2023. Email and/or mail written comments on the DEIR to the same email and address shown above.**

*Si necesita información sobre este anuncio en español por favor llame al (213) 974-6411.*

### PROJECT VICINITY MAP



 Project Site

