



City of Irwindale
5050 N. Irwindale Avenue • Irwindale, California 91706
626-430-2200

**Public Notice of Availability of the
13131 Los Angeles Street Industrial Project
Draft Environmental Impact Report (DEIR)
(SCH#2019080276)**

Date of Notice: April 3, 2020

To: Agencies, Organizations, and Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report (SCH#2019080276)

Project Title: 13131 Los Angeles Street Industrial Project

Project Location: 13131 Los Angeles Street (APN: 8535-020-007), east of the San Gabriel River and Interstate 605 in the western portion of the City of Irwindale, CA 91706

Lead Agency: City of Irwindale

Lead Agency Contact: Marilyn Simpson, AICP
Community Development Manager/City Planner
City of Irwindale, Planning Division
5050 Irwindale Avenue
Irwindale, California 91706
msimpson@irwindaleca.gov

PROJECT DESCRIPTION: The 24.9-acre Project site was previously occupied by a pre-cast concrete manufacturing and distribution business from 1967 until 2017. Demolition of the remaining on-site buildings and structures may proceed independently and in advance of proposed project construction of a stand-alone concrete tilt-up building (±528,710 square feet). The proposed building would be 47.5 feet tall, with architectural features extending up to 53.5 feet tall. The building would feature forklift ramps and roll-up dock doors on the northern and western sides, respectively. The proposed Project would include 261 standard vehicle parking spaces, 149 trailer stalls, and 13 bicycle parking stalls. A total of four entryways would be provided for access to the site: two driveways on Los Angeles Street, and two gated driveways along Rivergrade Road. Landscaping and a fire lane will be installed around the perimeter of the building. The site is located in an area designated Industrial/Business Park by the City of Irwindale General Plan, and zoned M-2 Heavy Manufacturing by the City Municipal Code. The Project proponent is pursuing the Project on a speculative basis, meaning that the proposed building's future tenants are not yet identified.

PROJECT LOCATION: The Project is located at 13131 Los Angeles Street (APN: 8353-020-007), east of the San Gabriel River and Interstate 605 in the western portion of the City of Irwindale. Surrounding the Project site are commercial and industrial buildings (City of Baldwin Park) to the east, Rivergrade Road and the San Gabriel River Freeway (I-605) to the

north, an industrial building (SCE Material Supply, Irwindale Distribution Center) to the west, Los Angeles Street and a gravel quarry (Vulcan Durbin Materials Plant) to the south. The project site is not located on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Irwindale has completed a Draft Environmental Impact Report (DEIR) for the proposed 13131 Los Angeles Street Industrial Project. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental resource areas: Air Quality, Greenhouse Gas Emissions, and Transportation. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR.

A copy of the DEIR, its technical appendices, and documents incorporated by reference are on file and available to the public during normal business hours at the following locations:

City of Irwindale
Community Development Department
16102 Arrow Highway
Irwindale, CA 91706

City of Irwindale
City Hall and Public Library
5050 Irwindale Avenue
Irwindale, CA 91706

The DEIR and its technical appendices also are available for review online at the following website:
<http://www.irwindaleca.gov/385/13131-Los-Angeles-Street>

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Irwindale.

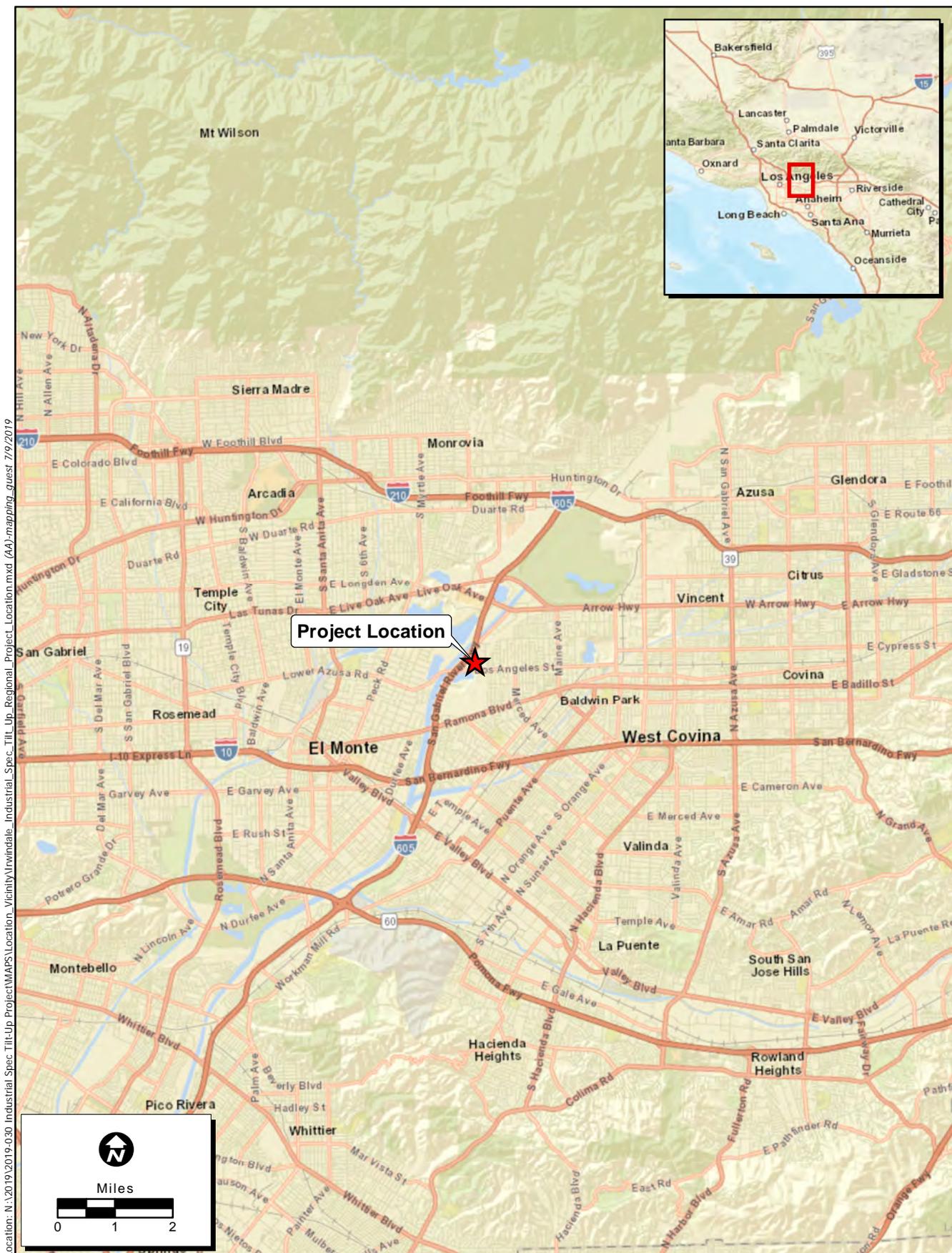
The period for public review during which the City will receive written comments on the DEIR will begin on April 3, 2020, and end on May 18, 2020.

Written comments on the Draft EIR must be sent by mail or e-mail to:

Marilyn Simpson, Community Development Manager/City Planner
City of Irwindale
5050 Irwindale Avenue
Irwindale, CA 91706
E-mail: msimpson@IrwindaleCA.gov

No other forms of written comment will be accepted. If you represent an agency, the City is seeking comments that are germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency may need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.

Attachments: Regional Location
 Project Location
 Site Plan



Location: N:\2019\2019-030 Industrial Spec Tilt-Up Project\MAPS\Location_Vicinity\Irwindale_Industrial_Spec_Tilt_Up_Regional_Project_Location.mxd (AA)\mapping_guest_7/9/2019

Map Date: 7/9/2019
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Attachment 1. Regional Project Location

2019-030 Irwindale Industrial Spec Tilt-Up Project



Location: N:\2019\2019-030_Industrial_Spec_Tilt-Up Project\MAPS\Location_Vicinity\Irwindale_Industrial_Spec_Tilt_Up_Project_Location.mxd 0-mapping_guest 7/9/2019

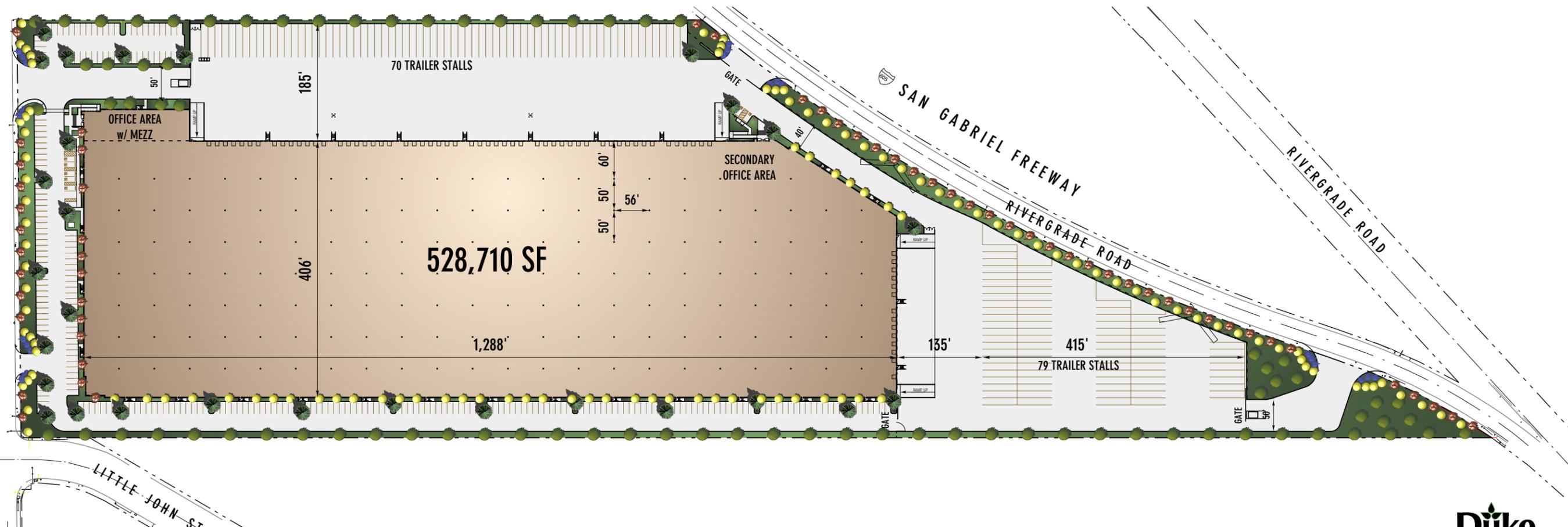
Map Date: 7/9/2019
Base Source: NAIP 2018

Attachment 2. Project Location

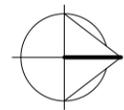
2019-030 Irwindale Industrial Spec Tilt-Up Project

Location: N:\2019\2019-030 Industrial Spec Tilt-Up Project\MAPS\Borders\Irwindale_Industrial_Spec_Tilt-Up_Site_Plan.mxd (44)-mapping_quest_7/9/2019

LOS ANGELES STREET



SITE PLAN



Map Date: 7/9/2019
Source: RGA



Attachment 3. Site Plan

2019-030 Irwindale Industrial Spec Tilt-Up Project