

## Notice of Preparation

**Date of Notice:** August 14, 2019

**To:** Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

**Project Title:** 13131 Los Angeles Industrial Street Project

**Project Location:** 13131 Los Angeles Street, Irwindale, California 91706

**Lead Agency:** City of Irwindale

**Lead Agency Contact:** Marilyn Simpson  
Community Development Manager  
City of Irwindale, Community Development Department  
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This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed 13131 Los Angeles Industrial Street Project (proposed project). The project description, location, and the potential environmental effects of the project are included below in this NOP. The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is 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 will need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.

In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on September 13, 2019. **Please send your comments, including a return address and contact name, via mail to the identified Lead Agency Contact.**

**Scoping Meeting.** In accordance with CEQA Guidelines 15082, a public Scoping Meeting will be held on August 26, 2019 at 6:00 PM at the Irwindale Community Center at 16102 Arrow Highway, Irwindale, CA.

### **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 (Figure 1. Regional Location). 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 (Figure 2. Project Location).

Until recently, the approximate 24.9-acre Proposed Project site has been the location of a former hollow core concrete manufacturing business. The site has largely been cleared of facilities associated with this former use, with the exception of two small buildings (an office and weld shop), vehicle bay, three trailers, gravel bins, a batch plant, concrete basting beds, and several plywood sheds. The vacant site is largely unpaved and has been highly disturbed through decades of industrial manufacturing and heavy truck usage.

### **Project Description:**

The 24.9-acre Project site was previously occupied by a pre-cast concrete manufacturing and distribution business from 1967 until 2017. This use took advantage of nearby sand and gravel quarries for source material and convenient access to the San Gabriel Freeway (I-605) for heavy duty truck trips. The current Project proponent, Duke Realty, approached the City in 2018 with plans for a speculative concrete tilt-up building on the site.

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 ( $\pm 528,710$  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 will include 80 trailer parking spaces on the southeast corner of the site, 70 trailer parking spaces along the western end of the site, and 261 standard vehicle parking spaces around the perimeter of the building (Figure 3. Site Plan). Landscaping and a fire lane will be installed around the perimeter of the building. The Project proponent is pursuing the Project on a speculative basis, meaning that the proposed building's future tenants are not yet identified.

The land is zoned M-2 (Heavy Manufacturing), designated "Industrial/Business Park" by the City's General Plan, and subject to the Irwindale Commercial & Industrial Design Guidelines. The Project will require the following approvals from the City:

- Demolition Permit
- Certification of the Environmental Impact Report
- Site Plan and Design Review Permit (DA) to address the site configuration, design, location, and impact of the proposed use and the compliance of the Project with the established Zoning Code standards and the "City of Irwindale Commercial and Industrial Design Guidelines.

Other public agencies whose approval (e.g. permits) is required will include, but are not limited to the following:

- a) Regional Water Quality Control Board (RWQCB), Los Angeles Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit; Stormwater Pollution Prevention Plan (SWPPP)
- b) Los Angeles County Department of Public Works/Building Division – Issuance of all permits related to onsite construction

The Proposed Project is anticipated to be built in a single phase, with grading and construction scheduled to commence in spring of 2020 if approved.

**Potential Environmental Effects of the Proposed Project:**

The EIR will evaluate the following environmental resource issues in addition to the CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives:

- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

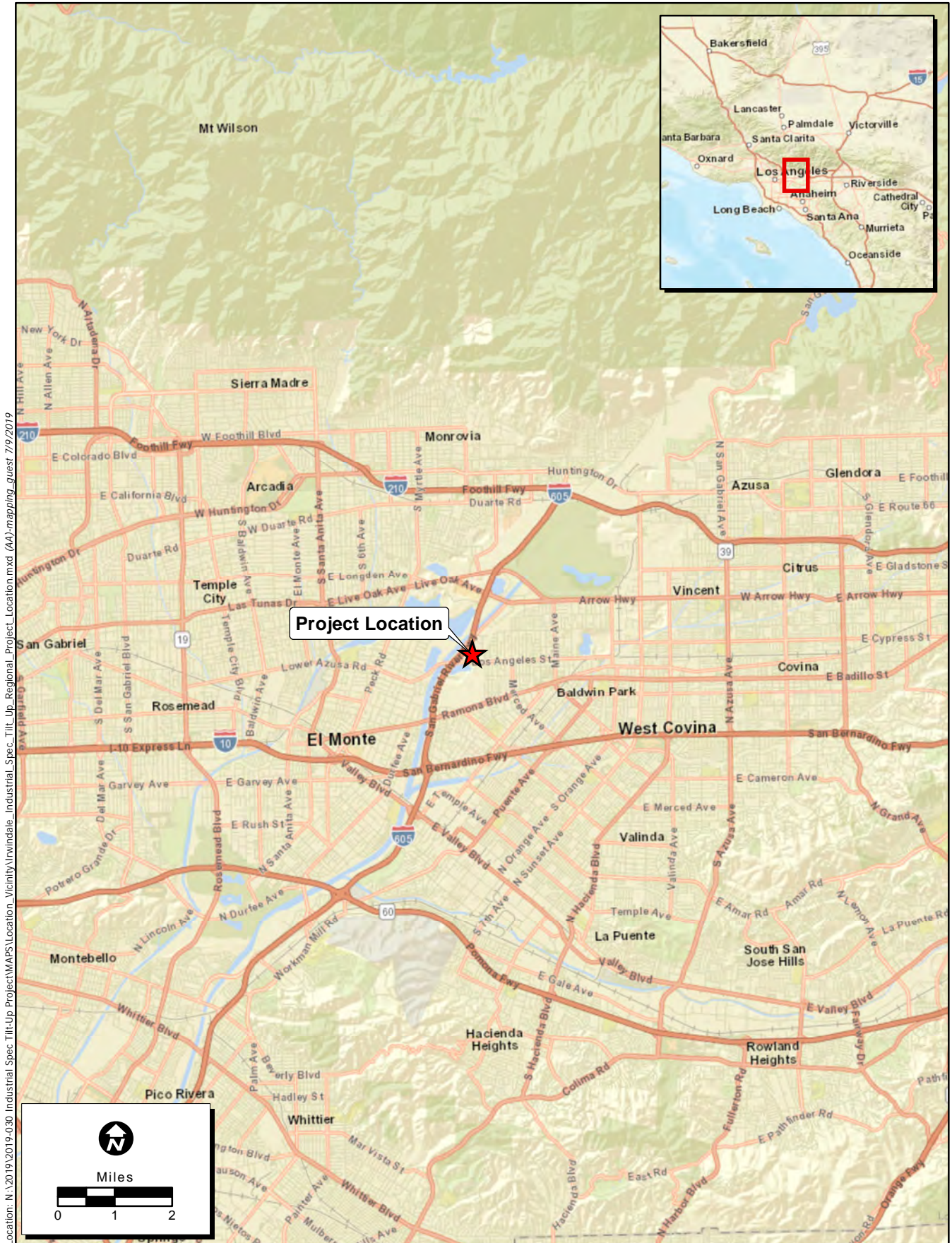
The content of the EIR will be subject to input received during the NOP comment period.

Date: 8/14/19

Signature: Thomas Hahn

Attachments: Figure 1. Regional Location  
Figure 2. Project Site  
Figure 3. Site Plan





**Figure 1. Regional Project Location**

2019-030 Irwindale Industrial Spec Tilt-Up Project





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

**Figure 2. Project Location**

2019-030 Irwindale Industrial Spec Tilt-Up Project



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### SITE PLAN

**Duke REALTY**  
**RGA**  
Office of Architectural Design  
15231 Alton Parkway, Suite 100  
Irvine, CA 92618  
T 949-341-0920  
F 949-341-0922

Map Date: 7/9/2019  
Source: RGA

**Figure 3. Site Plan**  
2019-030 Irwindale Industrial Spec Tilt-Up Project