

## Notice of Determination

**To:**

Office of Planning and Research

*For U.S. Mail:* P.O. Box 3044, Sacramento, CA 95812-3044

*Street Address:* 1400 Tenth Street, Sacramento, CA 95814

County Clerk

*County of:* Los Angeles

*Address:* 12400 Imperial Highway, Norwalk, CA 90650

**From:**

*Lead Agency:* City of Irwindale

*Address:* 5050 North Irwindale Avenue, Irwindale, CA 91706

*Contact:* Marilyn Simpson, AICP, Community Development Manager / City Planner

*Phone:* (626) 430-2209

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

**STATE CLEARINGHOUSE NUMBER** (if submitted to State Clearinghouse): 2019080276

**PROJECT TITLE:** 13131 Los Angeles Street Industrial Project

**PROJECT APPLICANT:** Duke Realty

**PROJECT LOCATION** (include county): City of Irwindale, CA; County of Los Angeles

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.

**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.

This is to advise that the City of Irwindale ( Lead Agency or  Responsible Party) approved the above described project on November 11, 2020 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report and Mitigation Monitoring & Reporting Program are available to the general public at: 5050 North Irwindale Avenue, Irwindale, CA 91706

Signature (Lead Agency): Marilyn Simpson Date: November 12, 2020  
Marilyn Simpson, AICP

Title: Community Development Manager / City Planner

*Authority cited: Section 21083, Public Resources Code.*

*Reference: Sections 21000-21174, Public Resources Code.*