

**NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
4416 Azusa Canyon Road
City of Irwindale**

NOTICE IS HEREBY GIVEN that the City of Irwindale has prepared an Initial Study for the 4416 Azusa Canyon Road project and has determined that a Mitigated Negative Declaration (MND) is necessary to provide CEQA (California Environmental Quality Act) clearance for the project. Pursuant to Public Resources Code Section 21165 and CEQA Guidelines Section 15050, the City of Irwindale is the Lead Agency for the project. The purpose of this notice is (1) to serve as a Notice of Intent (NOI) to adopt a MND pursuant to CEQA Guidelines Section 15072, and (2) to notice the public meeting. Copies of the Initial Study and all appendices are available for review at the following locations during normal business hours:

Irwindale City Hall – 5050 Irwindale Avenue, Irwindale, CA 91706
Irwindale Public Library – 5050 Irwindale Avenue, Irwindale, CA 91706
Irwindale Planning Division – 16102 Arrow Highway, Irwindale, CA 91706

City of Irwindale offices will be closed from December 17, 2021 to January 2, 2022.

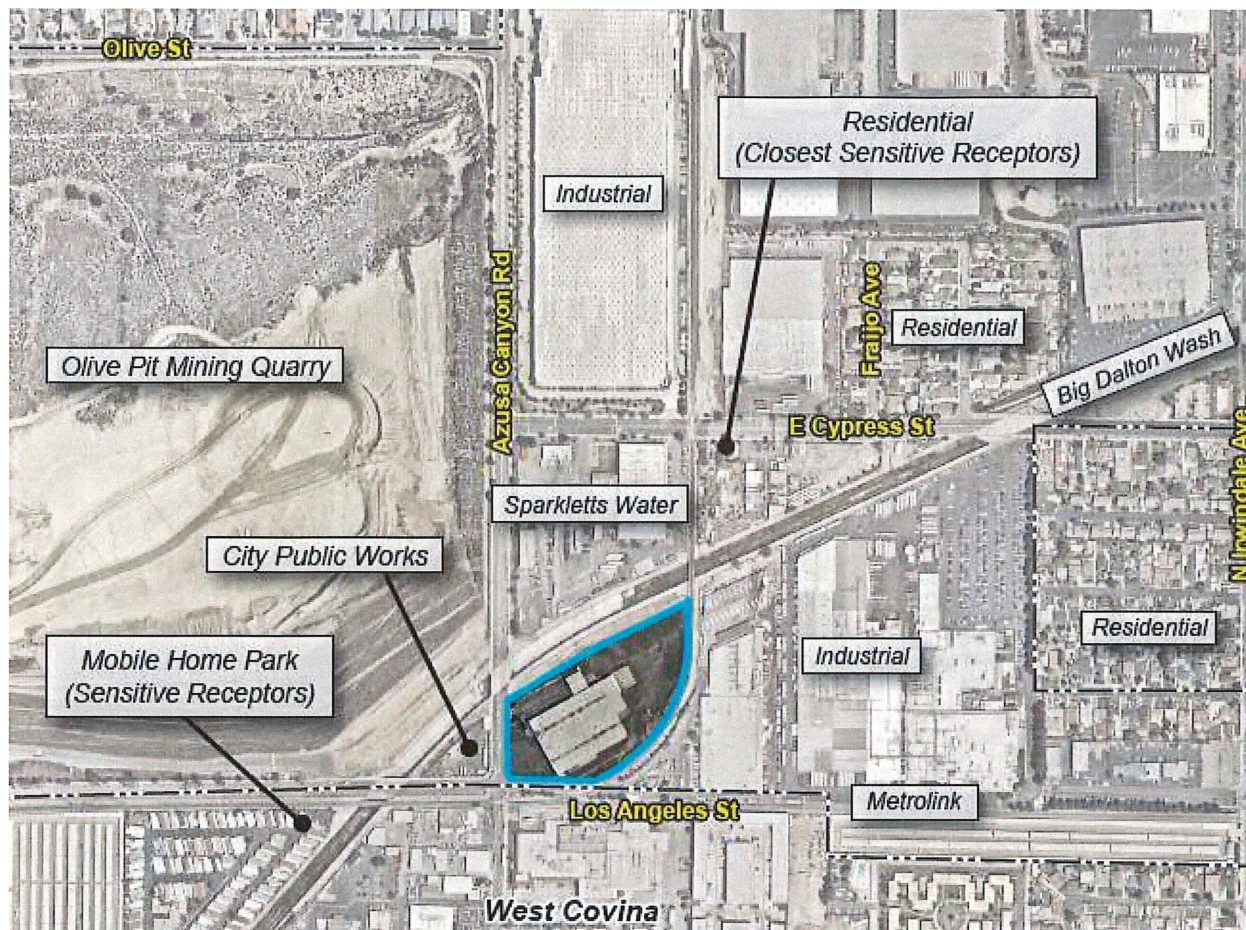
The documents can also be accessed online at:
<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>

Public Review and Comments: Pursuant to Public Resources Code Section 21091 and CEQA Guidelines Sections 15073 and 15105, the Initial Study will be available for a 30-day public review from **Tuesday, December 21, 2021, through Wednesday, January 19, 2022**. The City, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines.

All comments and responses to this NOI should be sent to the attention of Brandi Jones, Senior Planner at BJones@IrwindaleCA.gov and Lisa Chou, Associate Planner, at LChou@IrwindaleCA.gov, and must be received at 5050 Irwindale Avenue, Irwindale, CA 91706 by **5:00 p.m., Wednesday, January 19, 2022**.

Public Hearing: A public hearing to consider project approval and adopt the Mitigated Negative Declaration is scheduled before the City of Irwindale Planning Commission on February 16, 2022, at 6:30 p.m. at the Council Chambers, at 5050 Irwindale Avenue, Irwindale, CA 91706.

All interested parties are invited to be present or attend virtually and to submit statements orally or in writing before or during the meeting. Questions regarding the City of Irwindale's review of the project or Initial Study / Mitigated Negative Declaration may be directed to Brandi Jones, Senior Planner, at the address above or at (626) 430-2260 or BJones@IrwindaleCA.gov and Lisa Chou, Associate Planner, at (626) 430-2246 or LChou@IrwindaleCA.gov.




Project Location: The approximately 5.89-acre project site is in the southeastern portion of Irwindale in Los Angeles County. The project site is at the northeastern corner of the Azusa Canyon Road / Los Angeles Street intersection. It is bounded by Big Dalton Wash to the north, Los Angeles County Metro (LA Metro) railroad and Los Angeles Street to the south, a railroad spur to the east, and Azusa Canyon Road to the west. The project site's Assessor's Parcel Number is 8417-004-006 at 4416 Azusa Canyon Road.

Project Description: The project site is presently developed with one building, previously occupied by Pepsi Bottling Group. The proposed project includes development of a stand-alone concrete tilt-up warehouse, office, and manufacturing facility and would involve demolition of the existing building on-site. Prospective tenants would operate out of a proposed building with a footprint of 125,500 square feet. Other project components include vehicular and pedestrian access and circulation improvements; surface parking and utility improvements; and various hardscape and landscape improvements. Project development requires City approval of a Site Plan and Design Review.

Environmental Review and Determination: The City of Irwindale has completed an Initial Study for the project in accordance with the CEQA Guidelines. The Initial Study was undertaken for the purpose of determining whether the project may have a significant

effect on the environment. On the basis of the Initial Study, the City has concluded that the project will not have a significant effect on the environment after implementation of mitigation measures, and therefore the Initial Study will support the adoption of an MND pursuant to CEQA Guidelines Sections 15063 and 15070. The Initial Study reflects the independent judgement of the City.

Project Sponsor: Rexford Industrial Realty
Consulting Firm: PlaceWorks

Signature:  _____
Brandi Jones
Senior Planner

Date: December 21, 2021