

Speedway Commerce Center Specific Plan – City of Irwindale

Project Location:

The project site is bordered by Live Oak Avenue and Park at Live Oak Business Park to the north, an active quarry to the south (Hanson Aggregates), Interstate 605 (I-605) to the east, and a trucking and distribution center (Old Dominion Freightline) to the west. Specifically, the Project site includes Assessor's Parcel Numbers (APNs) 8532-004-022, 8532-004-026, and 8532-004-025, totaling 63.3 acres. The physical address of the Project site is 500 Speedway Drive in the City of Irwindale.

The project site was once occupied by Pacific Road Quarry, which mined sand and gravel for construction through the late 1960s. The quarry was backfilled as part of the former Nu-Way Landfill, which occupied the Project site from the mid-1970s to May 1993. The Nu-Way Landfill consisted of approximately 200 vertical feet of soil and non-hazardous demolition debris fill. The fill specifically consists of silty sand, clayey silt, and sandy silt plus asphalt concrete, brick fragments, concerted plastic, metallic wire, and wood. The underlying fill of the project site may also include vehicles and tires. This landfill was closed and decommissioned in May 1993. Between 1993 and 1999, the project site was cleaned up and was used for outdoor swap meets. In March 1999, the Irwindale Speedway (Speedway) opened on the Project site and has continued to operate as of early 2022. The Irwindale Speedway consists of a one-half mile oval, one-third mile oval, and a one-eighth mile drag strip. The Speedway includes a large surface parking lot that can accommodate over 3,000 vehicles, stadium lighting around the drag strip and tracks, perimeter landscaping, and 6,000 stadium-style bleacher seats.

Project Description:

The project site is designated as "Commercial/Recreation" in the City of Irwindale General Plan Land Use Map and zoned as Heavy Commercial (C-2). The proposed project would include the demolition of the existing uses associated with the Irwindale Speedway. The Specific Plan envisions the development within four separate planning areas for the development of industrial and commercial uses. In addition to structures, development will consist of loading docks, truck trailer and automobile parking, and associated infrastructure improvements. Planning Areas 1, 2, and 3 would be developed to accommodate the large-scale industrial uses which may include light industrial buildings, research and development, warehousing and distribution, and showroom space. The industrial uses would occupy approximately 56 acres, or 89 percent of the project site.

Within Planning Area 4, the commercial/industrial flex uses within the Project site would vary depending on market conditions and could contain a mixture of office, light industrial, and commercial uses. This area would encompass approximately 7.3 acres, or 11 percent of the Project site. Due to its location along the Live Oak Avenue frontage, uses in Planning Area 4 would provide the "face" of the Project site. Because of this visibility, the architectural design of buildings in Planning Area 4 would reflect a commercial design character rather than the industrial style of proposed in Planning Areas 1, 2, and 3.

The proposed Project includes the approval of the Speedway Commerce Center Specific Plan (Specific Plan) for the site that would ensure development occurs in an organized and cohesive manner. The

Specific Plan would include a development framework for detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, and urban design and landscape plans. A comprehensive set of design guidelines and development regulations are included in the Specific Plan to guide and regulate site planning, landscape, and architectural character within the site, ensuring that excellence and standardization in design is achieved during site development. The discretionary actions anticipated to be taken by the City as part of the proposed project include:

- Specific Plan (No. 01-2020)
- Zone Change (No. 01-2020)
- Zoning Ordinance Amendment (No. 01-2020)
- Tentative Parcel Map. No 83248
- Certification of the Environmental Impact Report