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## Notice of Preparation

**Date of Notice:** April 21, 2022

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

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

**Project Title:** Speedway Commerce Center Specific Plan

**Project Location:** 500 Speedway Drive, Irwindale, CA 91706

**Lead Agency:** City of Irwindale

**Lead Agency Contact:** Marilyn Simpson, AICP  
Community Development Director  
City of Irwindale  
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[msimpson@irwindaleca.gov](mailto:msimpson@irwindaleca.gov)

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 Speedway Commerce Center Specific Plan (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.



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In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on May 24, 2022. **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 April 28, 2022 at 6:00 PM at the Irwindale Community Center at 16102 Arrow Highway, Irwindale, CA.

You may also join via **Zoom** at the following URL: <https://us02web.zoom.us/j/86184596671> or by phone at: US: +1 669 900 6833 Webinar ID: 861 8459 6671

**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. Figures 1 and 2 identify project site on a regional and local basis, respectively.

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 (Figure 3.) 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:

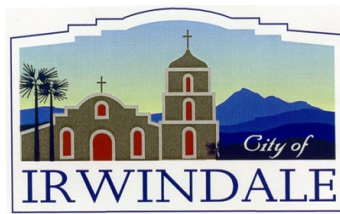
- Specific Plan (No. 01-2020)
- Zone Change (No. 01-2020)
- Zoning Ordinance Amendment (No. 01-2020)
- Tentative Parcel Map. No 83248
- Certification of the Environmental Impact Report

Other non-discretionary actions anticipated to be taken by the City at the Staff level as part of the proposed Project include:

- Review all on-site plans, including grading and on-site utilities, and approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction and a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate for post-construction runoff flows; and
- Demolition permits for existing on-site structures.

Approvals and permits required by other agencies include:

- An NPDES permit from the Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage volumes and velocities are equal to or less than the pre-construction conditions and downstream water quality if not worsened.
- Fire Department approval for the tentative Parcel Map and final Parcel Map
- Caltrans encroachment permit for construction and traffic control



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

The Initial Study prepared for the proposed project addresses potential environmental impacts that may result from the demolition of existing on-site uses, and the construction and operation of uses envisioned in the Specific Plan. The Initial Study and supporting material is available for review at the City of Irwindale Community Development Department, Planning Division and at the following website: <https://www.irwindaleca.gov/581/500-Speedway-Drive---Speedway-Commerce-C>. As permitted under CEQA, the Initial Study prepared for the proposed project has focused the significant environmental issues the City will address in the EIR. The issues include:

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

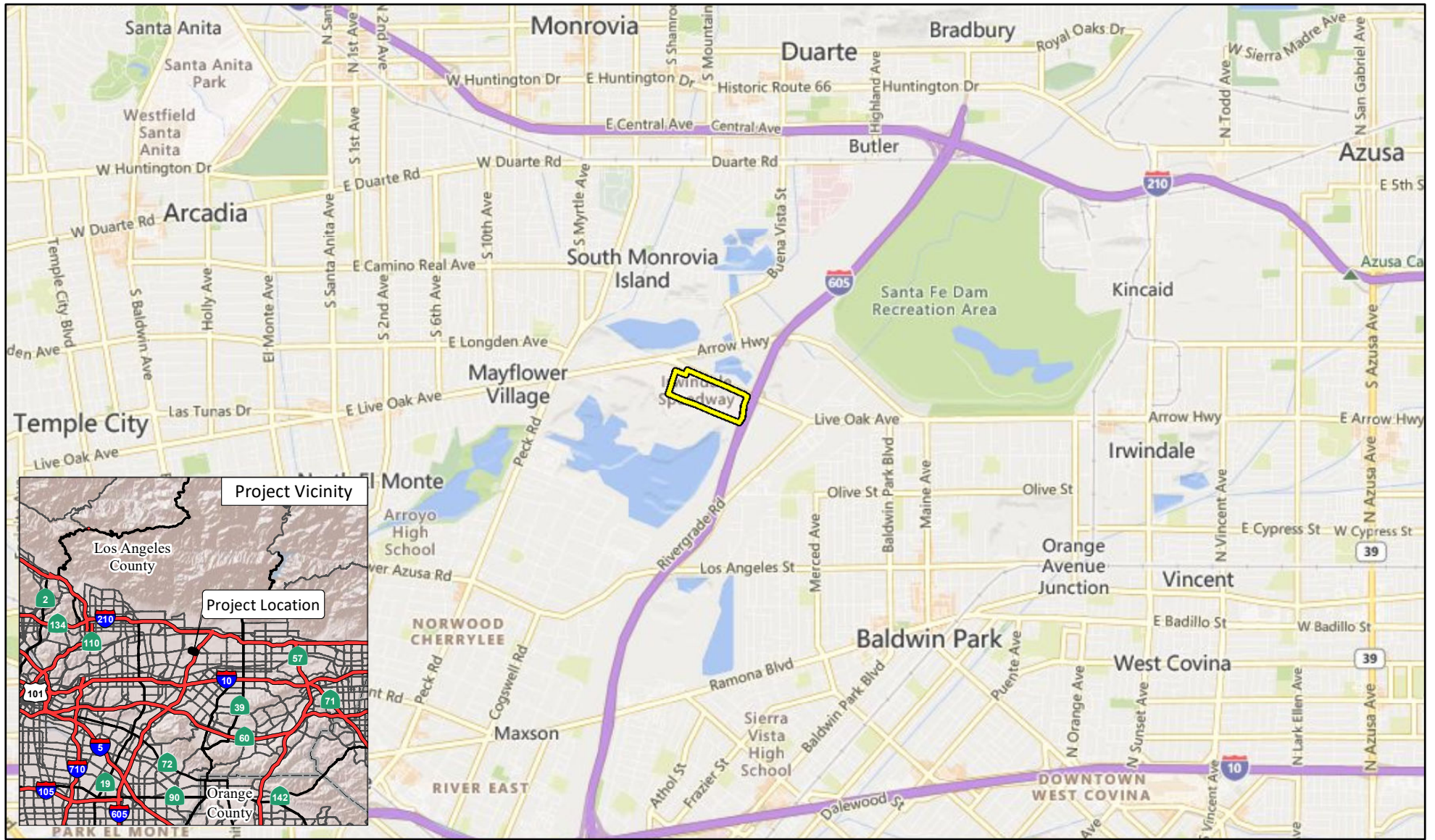
In addition to these issues, the EIR will provide an assessment of the CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives. The content of the EIR will be subject to further input received during the NOP comment period and the Public Scoping Meeting.

Date: April 21, 2022

Signature: Marilyn Simpson

Marilyn Simpson, AICP

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



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LEGEND

 Project Location



0 2500 5000  
FEET

SOURCE: Bing Maps (2022)

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FIGURE 1

*Speedway Commerce Center Specific Plan Project  
Irwindale, California  
Regional Location*



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Project Site

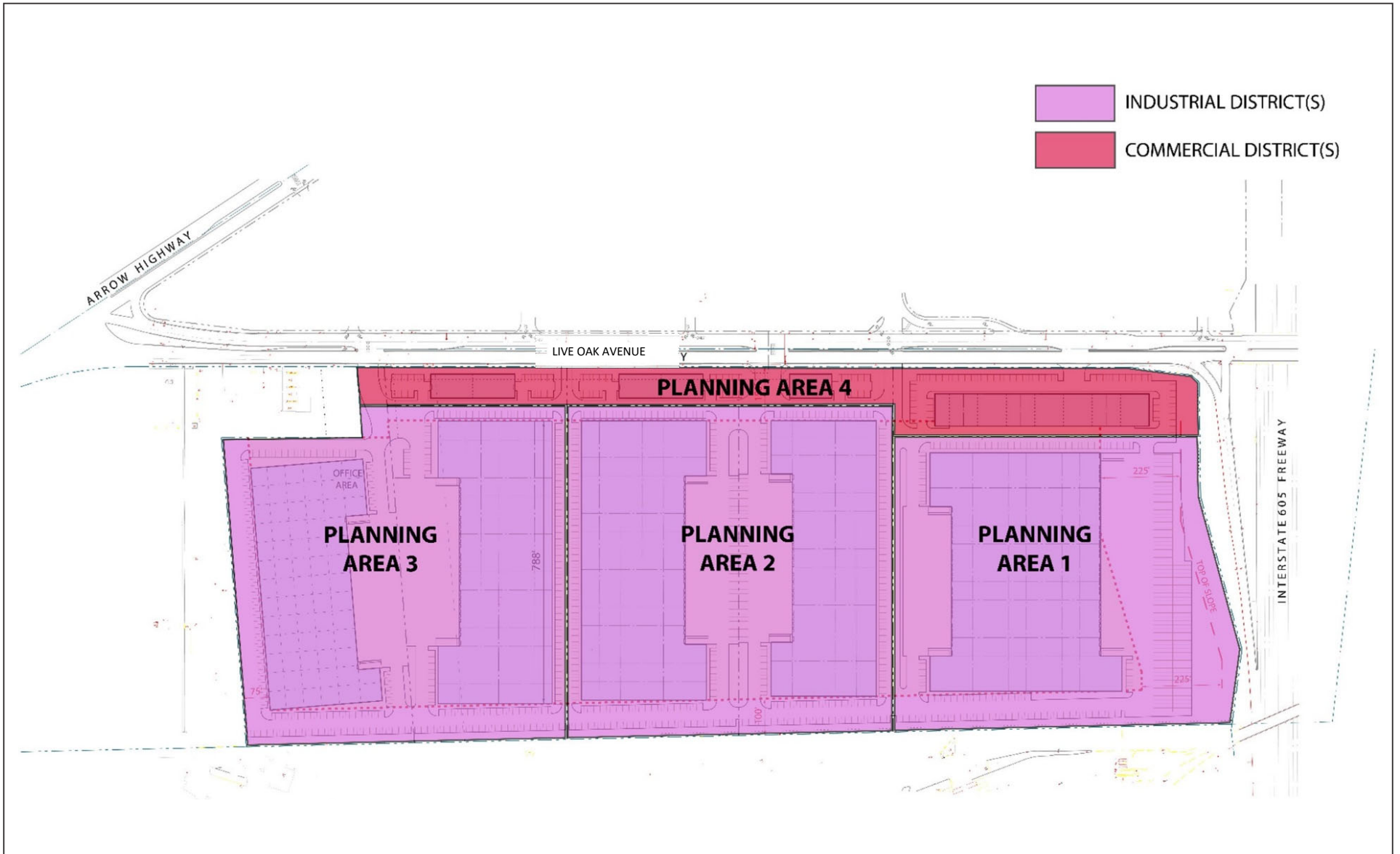


NO SCALE  
SOURCE: Kimley Horn

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FIGURE 2

*Speedway Commerce Center Specific Plan Project  
Irwindale, California  
Project Site*

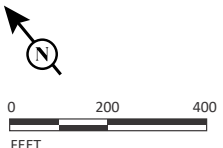


INDUSTRIAL DISTRICT(S)  
 COMMERCIAL DISTRICT(S)

**LSA**

Note: Underlying site plan shown for reference purposes as one potential layout. Final site planning will be provided as part of implementing project site plan review submittals.

FIGURE 3



SOURCE: Speedway Commerce Center Specific Plan

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*Speedway Commerce Center Specific Plan Project*  
*Irwindale, California*  
 Conceptual Land Use Plan