



## NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

**DATE OF NOTICE:** December 14, 2023  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**LEAD AGENCY:** City of Irwindale  
**SUBJECT:** Notice of Preparation of a Draft Program Environmental Impact Report  
**PROJECT TITLE:** City of Irwindale Housing Element and General Plan Update  
**REVIEW PERIOD:** December 14, 2023 through January 13, 2024

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 a Draft Program Environmental Impact Report (PEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Housing Element and General Plan Update Project (Project). An Initial Study was prepared for the proposed Project and is available on the City's website for review at <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The project description, location, and the potential environmental effects of the project are included in this NOP.

The City requests your comments on the scope and content of the Draft PEIR. 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 that is germane to your agency's statutory responsibilities in connection with the 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 Draft PEIR 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 5:00 p.m. on January 13, 2023.

**PROJECT LOCATION:** The City of Irwindale is located within the easterly portion of Los Angeles County at the periphery of the greater Los Angeles metropolitan area. The city, in its entirety, has a total land area of 6,080 acres or 9.5 square miles. The San Gabriel River delineates the northerly boundary of the city with the foothills of the nearby San Gabriel Mountains located further north. The city is centrally located within the San Gabriel Valley and is bisected by the San Gabriel River into an eastern section and a western section. The city is generally bounded on the north by Duarte, on the east by Azusa, on the south by Baldwin Park, and on the west by the cities of Monrovia, Arcadia, and Duarte. See Figure 1, City of Irwindale Regional and Local Location.

**PROJECT DESCRIPTION:** In accordance with State law, the City is in the process of updating the Housing and Safety Elements of its current General Plan, as well as preparing a new Environmental Justice Element to be adopted as part of the current General Plan.

The overall purpose of the 2021-2029 Housing Element is to address the housing needs of all types of households and income levels for current and future Irwindale residents. For the 2021–2029 housing cycle, Irwindale has been assigned a Regional Housing Needs Allocation (RHNA) allocation of 119 units, as established by the Southern California Association of Governments. The City has included a 25 percent buffer to ensure that if one or more of the identified housing sites are developed at lower densities than projected, or with non-housing uses, there is remaining capacity elsewhere in the city to provide an ongoing supply of sites for housing during the eight-year planning period/cycle of the Housing Element. With the buffer, up to 210 new residential units could be accommodated under the 2021-2029 Housing Element. The Draft 2021–2029 Housing Element was published for public review on November 9, 2022 and is provided on the City’s website at: <https://www.irwindaleca.gov/DocumentCenter/View/7932/Public-Review-Draft-Irwindale-HEU-11-9-22?bidId=>.

Consistent with Government Code Section 65302(c) and California Government Code Section 65580 et. seq., the Draft 2021–2029 Housing Element provides a plan to accommodate the City’s RHNA allocation, including various housing policies and programs to guide the City in planning and decision-making to achieve the 6<sup>th</sup> cycle RHNA allocation. The housing policies are organized around six key themes and are ordered around a progression that first seeks to maintain the existing housing stock; then sets the stage for the private market to develop housing; generates resources for the City to partner with developers to make housing affordable; positions the City to affirmatively further fair housing and address special housing needs and, finally; promote long-term sustainability, energy efficiency, and a healthy community. Figure 2, Proposed Housing Site Locations Identified in the 2021-2029 Housing Element, shows the proposed five housing sites throughout the city that have been identified as candidate properties that could accommodate the City’s 6<sup>th</sup> cycle RHNA allocation.

The updated Safety Element (previously named the Public Safety Element) identifies the potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality as well as the appropriate public safety providers, such as law enforcement, emergency preparedness, and response teams. Specifically, the updated Safety Element identifies locations within the city that may be inappropriate for certain land uses due to potential risks and hazards as well as areas where hazards are present but can be mitigated through special design and site planning measures. The updated Safety Element also considers the economic and social dislocation resulting from natural and human-made hazards, including long-term costs to the City, such as maintenance, liability exposure, and emergency services, where high hazards exist. To address these hazards and risks, the City has established goals, policies, and implementation actions to guide the City’s planning and decision-making processes for future projects within the city to ensure that various health and safety hazards are considered in planning the location, design, intensity, density, and type of land uses in a given area.

As the City is in the process of updating its General Plan Housing Element and Safety Element, the City is also required to adopt an Environmental Justice (EJ) Element at this time. The entire city of Irwindale meets the State-defined criteria for disadvantaged communities, where the EJ Element’s purpose is to address the unique or compounded health risks throughout the city. The EJ Element includes policies, programs, and measures to reduce these health risks, such as improving air quality; promoting public facilities, food access, safe and sanitary homes; and physical activity. In addition, the EJ Element serves to promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of these communities. The EJ Element will aid the City in the planning and decision-making

process to ensure that the City is a safe and healthy place for everyone and focus on goals that improve communities and reduce inequities.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT:** The Initial Study prepared for the Project addresses potential environmental impacts that may result from implementation of the 2021-2029 Housing Element. As evaluated in the Initial Study, the following issues would result in no impact or less than significant impacts and will not require further analysis in the Draft PEIR: aesthetics, agriculture and forestry resources, geology/soils, hazards and hazardous materials, hydrology and water quality, mineral resources, recreation, and wildfire.

The Draft PEIR will address the Project's potential effects for all other environmental resource areas as outlined in Appendix G of the State CEQA Guidelines, which includes the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

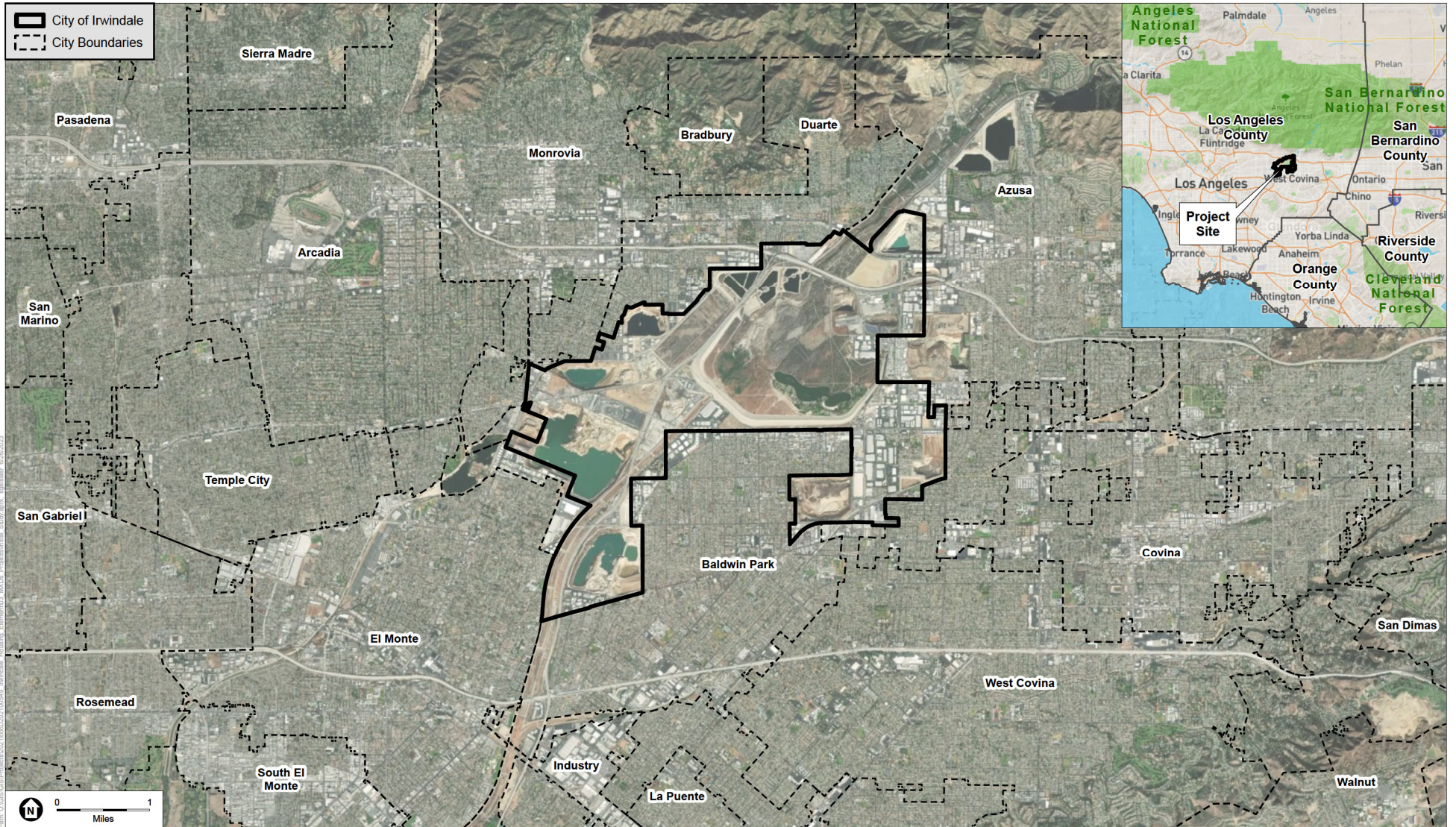
In addition to these issues, the Draft EIR will provide an assessment of the CEQA-mandated topics such as cumulative impacts, growth inducement, and Project alternatives. The contents of the EIR will be subject to input received during the NOP comment period, including input at the Draft PEIR scoping meeting.

**PUBLIC REVIEW AND COMMENT PERIOD:** The City is soliciting comments from responsible and trustee agencies as well as interested parties regarding the scope and content of the environmental information to be included in the PEIR. The PEIR will be used by the City when considering approval of the Project as well as any related discretionary approvals. The IS/NOP is being circulated for a 30-day public scoping period. All comments to the NOP are due no later than 5:00 p.m. on January 13, 2024. Please include the name, mailing address, and email address of the commenter. Written comments may be submitted via the following:

**Mail to:** Lisa Chou, AICP, Associate Planner  
City of Irwindale, Community Development Department  
Planning Division  
5050 North Irwindale Avenue  
Irwindale, CA 91706  
Phone: (626) 430-2209

**Email:** [Ichou@irwindaleca.gov](mailto:Ichou@irwindaleca.gov)

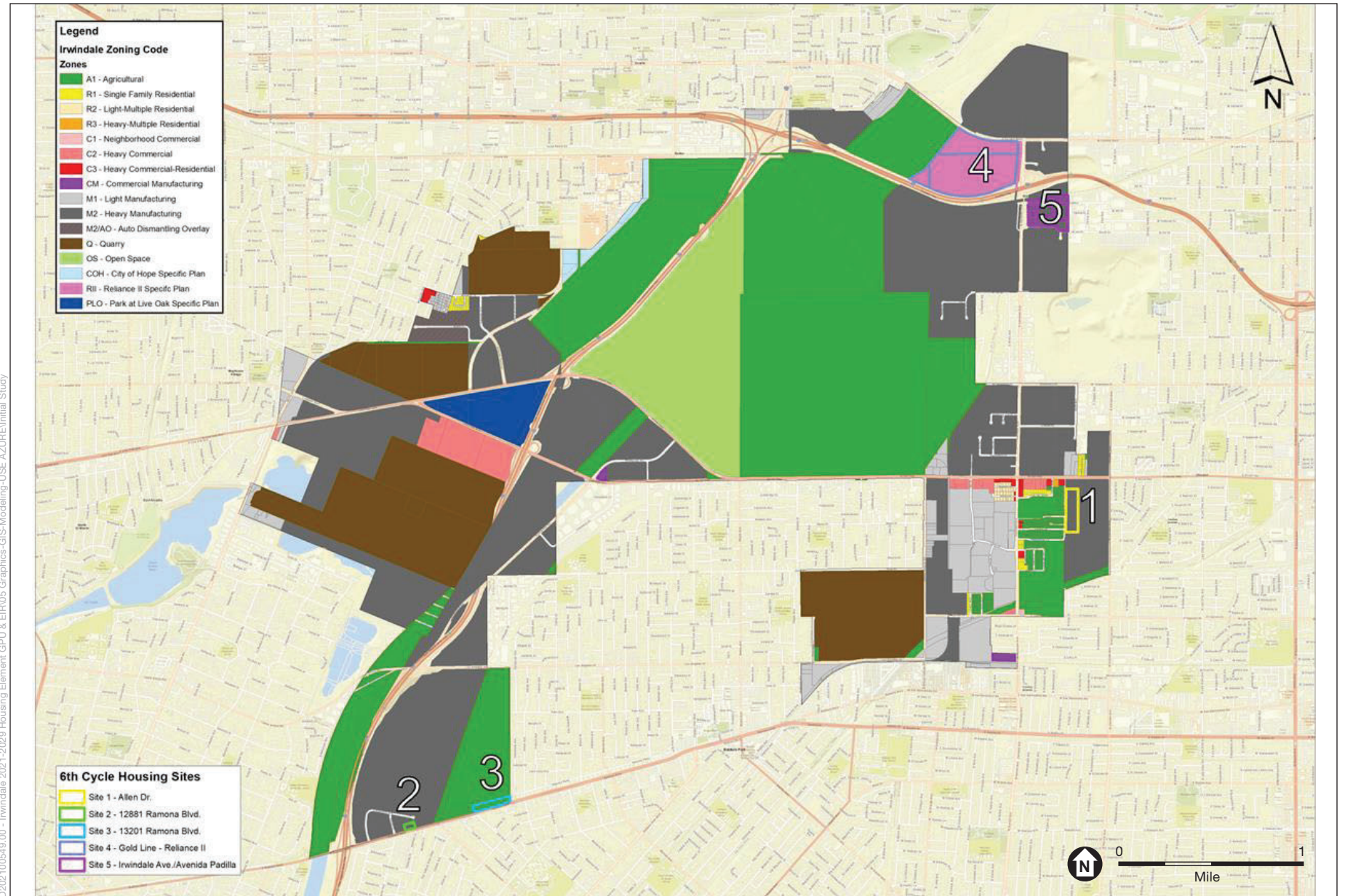
**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available online at the City's website at the following website: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. A hardcopy of the NOP and Initial Study are available for review at the City Hall located at 5050 Irwindale Avenue, Irwindale, CA 91706, Community Development Department – Planning Division located at 16102 Arrow Highway, Irwindale, CA 91706, and the Irwindale Public Library located at 16053 Calle De Paseo, Irwindale, CA 91706, during normal business hours.



SOURCE: ESA, 2023

Irwindale 2021-2029 Housing Element GPU and EIR  
**Figure 1**  
 City of Irwindale Regional and Local Location





SOURCE: City of Irwindale, 2023

Irwindale 2021-2029 Housing Element GPU and EIR

**Figure 2**  
Proposed Housing Sites Inventory