

Notice of Preparation

To: State Clearinghouse
Governor's Office of Planning and Research
Post Office Box 3044
1400 Tenth Street
Sacramento, CA 95812-3044

Date: December 18, 2008

Draft Environmental Impact Report for the Athens Services Conditional Use Permit and Development Agreement, Site Plan and Design Review Permit, Zone Change, General Plan Amendment, and Zoning Code Amendment to allow construction and operation of a Materials Recovery Facility and Transfer Station.

Lead Agency: City of Irwindale
Street Address: 5050 North Irwindale Avenue
City/State/Zip: Irwindale, California 91706
Contact: Ms. Paula Kelly, Senior Planner, City of Irwindale

Acting as the Lead Agency, the City of Irwindale will prepare an Environmental Impact Report (EIR) for the Athens Services Conditional Use Permit and Development Agreement, Site Plan and Design Review Permit, Zone Change, General Plan Amendment, and Zoning Code Amendment to allow construction and operation of a Materials Recovery Facility and Transfer Station. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the Proposed Project.

The Project description, conceptual site plan, and description of potential environmental effects are contained in the attached materials. Additional information can be obtained by contacting Ms. Paula Kelly at (626) 430-2209.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

A public scoping meeting will be held on January 12, 2009 from 6:30 pm to 8:30 pm at Irwindale City Hall, 5050 North Irwindale Avenue, Irwindale, California 91706.

Please send your response to Ms. Paula Kelly, Senior Planner, City of Irwindale at the address shown above. Please provide the name of a contact person in your agency.

Project Title: Athens Services Conditional Use Permit and Development Agreement, Site Plan and Design Review Permit, Zone Change, General Plan Amendment, and Zoning Code Amendment Project.

Project Location: City of Irwindale – Northwest corner of Live Oak Avenue and Arrow Highway. Assessors Parcel Number (APN) 8535-001-911.

Project Description: The Proposed Project consists of construction and operation of an approximately 325,000 square-foot Materials Recovery Facility and Transfer Station. Total site acreage is approximately 17.22 acres. A Project Description is attached.

Date: December 18, 2008 Signature: _____
Title: Paula Kelly, Senior Planner, City of Irwindale
Telephone: (626) 430-2209

PROJECT DESCRIPTION

Athens Services (Applicant or “Athens”) has submitted an application to the City of Irwindale (City) for a Conditional Use Permit and Development Agreement, Site Plan and Design Review Permit, Zone Change, General Plan Amendment, and Zoning Code Amendment to allow construction and operation of a Materials Recovery Facility and Transfer Station (refer to Conceptual Site Plan). The Applicant proposes to construct a Materials Recovery Facility and Transfer Station [with Fueling Facility/Convenience Store that is open to the public] on a 17.22 acre site at the northwestern intersection of Live Oak Avenue and Arrow Highway in the City of Irwindale. The irregular shaped triangular site is unimproved, and is bordered on the south by Live Oak Avenue, on the east by an existing Los Angeles County Department of Water and Power (LACDWP) easement, on the northeast by Arrow Highway, and on the west and northwest by an existing business park. The Project site is also crossed by a LACDWP transmission easement along the south side totaling approximately 2.84 acres of the total site area. The Project site is also bordered on the north side (adjacent to Arrow Highway) by property owned by the Army Corps of Engineers.

The Proposed Project site would be grouped into two primary areas: 1) the Materials Recovery Facility and Transfer Station and 2) the Fueling Facility/Convenience Store. The Materials Recovery Facility and Transfer Station would include the majority of the building development totaling approximately 322,000 square-feet. Site improvements would include truck scales, a scale house, ramps to the Load-out Area tunnel, a loading dock, education center, administrative and visitor center, Project driveways, vehicular parking stalls, and landscaping. The Fueling Area/Convenience Store would be a separate structure located on the eastern portion of the Project site totaling approximately 3,000 square-feet. The proposed buildings would occupy approximately 43% of the entire site.

The exterior design of the facility buildings will be consistent with the City’s Commercial and Industrial Design Guidelines (Design Guidelines) and will include varying parapet heights, vertical tower elements, arcades, arched entry structures, and deeply recessed exterior fenestrations will be incorporated into the overall design. Exterior materials will include varying plaster colors consistent with the Design Guidelines, wrought iron and decorative tile accents, accentuated building cornices, and plaster building ornaments to create a “village” of buildings that cohesively work together under a single architectural theme.

Landscaping will be developed to screen the Project perimeter and throughout the Project site with particular focus on the public view areas. In addition, a decorative concrete block wall will be constructed with wrought iron gates at facility access points. The Project site would provide secured perimeter fencing along the entire property. Landscaping design would utilize approximately 130,000 square-feet (about 17%) of the overall Project site.

Access to the Project site would be located on Live Oak Avenue, with the primary access from the intersection of Baldwin Park Boulevard and two additional access points west of this intersection. Additional Project access into the Fueling Facility/Convenience Store area would be located on Arrow Highway. Parking for the Project site is currently proposed at 259 vehicular parking stalls and 15 transfer truck parking stalls. The majority of the facility parking would be located within the LACDWP easement (located on the southern portion of the Project site) due to the limitation on locating structures within this area. Overall parking, circulation, and hardscape areas would utilize approximately 300,000 square-feet (about 40%) of overall Project site.

The Applicant proposes to construct the Materials Recovery Facility and Transfer Station with integrated “green” building design standards. Once constructed, the Applicant would apply for the Leadership in Energy and Environmental Design (LEED) Green Building Rating System which is based on sustainable site selection, water efficiency practices, energy and atmosphere performance, material and resource selection, indoor environmental quality, and innovation and design process. Project-specific proposed “green” building design elements may include recycled content and utilizing local building materials, day-lighting with windows and skylights, low flow plumbing fixtures, energy efficient lighting, high performance HVAC systems, and a “cool” roof design. Additional proposed “green” design elements include low water use landscaping, reflective paving, efficient and directed lighting, and efficient stormwater pollution prevention devices.

Potential Environmental Issues

Based on preliminary assessment of the environmental effects potentially stemming from the Proposed Project, the City of Irwindale has determined that that an EIR will need to be prepared for the Proposed Project. The following resource topics will be analyzed in the EIR:

- Aesthetics – The site is currently vacant and disturbed. Development of the site will need to consider and implement City standards for aesthetic character and visual quality.
- Air Quality, Greenhouse Gases, and Odor – Development of the site and operations of the Project could generate emissions or dust that may have an effect on local and/or regional air quality. Additionally, the Project will need to implement a comprehensive passive/active odor control program.
- Geology and Soils – Development of the site from a vacant site to that with several buildings, landscape, and hardscape could affect current geological conditions at the site.
- Hazards and Hazardous Materials – Development of the site and operational activities of the Proposed Project would need to address the potential for hazards and hazardous material exposure to the public or environment. Proposed operational activities at the site do not include handling of hazardous materials and/or waste.
- Hydrology and Water Quality – Development of the site and operational activities would need to address the potential impacts to groundwater resources, flooding, and water quality. A Preliminary Stormwater Pollution Prevention Plan and Storm Water Monitoring Program would be prepared for site specific construction and operations the Project site.
- Land Use and Planning – Development of the vacant site would transform the existing land use to an industrial land use; the analysis will include discussion of the City’s General Plan and zoning ordinance in addition to other regulatory guideline standards.
- Mineral Resources – Development of the site could potentially affect regional mineral resource production capabilities.
- Noise – Development has the potential to generate increased noise levels adversely affecting surrounding sensitive receptors.
- Transportation/Traffic – Development and operations have the potential to prolong and increase impacts on roadway segments and intersections and the structural integrity of roadways and pavement conditions.
- Utilities and Service Systems - Development and operations have the potential to effect service system and utility capabilities.

These resource topics along with the analysis of potential alternatives to the Proposed Project, cumulative impacts, and potential growth inducing effects will be discussed in the EIR. The following resource topics are not currently anticipated to be affected by the Proposed Project due to the type of Project, nature of the operations, and existing conditions that generally exist at the Project site:

- Agricultural Resources;
- Cultural Resources;
- Population and Housing;
- Public Services; and
- Recreation.

Government Agencies Anticipated to be Interested in this Proposed Project

Government Agencies that may review this EIR and rely upon this EIR as a basis for their decision-making include:

- California Integrated Waste Management Board;
- Regional Water Quality Control Board (Region 4);
- Main San Gabriel Basin Watermaster;
- South Coast Air Quality Management District;
- California Department of Transportation (District 7);
- Los Angeles County Department of Health Services;
- Los Angeles County Solid Waste Management Program; and
- Adjacent cities of Baldwin Park, Duarte, Azusa, and Arcadia.

Public Scoping Meeting

The City of Irwindale will conduct a public and agency scoping meeting for the Athens Services EIR on:

January 12, 2009
6:30 – 8:30 PM
5050 North Irwindale Avenue
Irwindale, California, 91706

Additional information on this Proposed Project and Scoping Meeting can be obtained by contacting Ms. Paula Kelly, Senior Planner, City of Irwindale at (626) 430-2209.