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## ES-1 INTRODUCTION

The City of Irwindale has prepared this Draft Environmental Impact Report (EIR) to provide the public, governmental and/or responsible agencies, and other interested parties with information about the environmental effects of the proposed Irwindale Materials Recovery Facility and Transfer Station (Proposed Project) located in the City of Irwindale, Los Angeles County, California. The proposed Materials Recovery Facility and Transfer Station (MRF/TS) constitutes a "project" under the California Environmental Quality Act (CEQA) as it requires discretionary approval by the City of Irwindale and Community Redevelopment Agency. The City of Irwindale is the Lead Agency under CEQA.

This Draft EIR was prepared in compliance with CEQA of 1970 [Public Resources Code §§21000-21178] and the 2009 State CEQA Guidelines [California Code of Regulations, Title 14, Chapter 3, §15000-15387]. As described in State CEQA Guidelines §15121(a), an EIR is an informational document which will inform public agency decisionmakers and the public generally of the significant environmental effects of a project, identifies possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

CEQA requires that State and local government agencies consider the environmental consequences of projects over which they have discretionary authority. It is not the purpose of an EIR to recommend either approval or denial of a project. Rather, an EIR is a document whose primary purpose is to disclose the potential environmental impacts associated with an action or project.

## ES-2 OVERVIEW OF THE PROPOSED PROJECT

Athens Services (Applicant/Owner) has submitted an application to the City for a Disposition and Development Agreement, Conditional Use Permit, Development Agreement, Site Plan and Design Review Permit, General Plan Amendment, and Zoning Code Amendment to allow construction and operation of a MRF/TS. The Applicant proposes to construct the MRF/TS, with a Fueling Facility/Convenience Store that is open to the public, on a 17.22 acre site ("site") at the northwestern intersection of Live Oak Avenue and Arrow Highway within the City of Irwindale. The Los Angeles County Assessor's Parcel Number is 8535-001-911.

The site is owned by the Irwindale Community Redevelopment Agency (Agency). It is contemplated that the Agency will sell the site to Athens Services pursuant to a Disposition and Development Agreement to be considered and approved by the Agency's Board of Directors, subject to compliance with California Redevelopment Law, CEQA, and other applicable laws for the development of the MRF/TS.

The California Integrated Waste Management Board (CIWMB) defines a "solid waste facility" to include a solid waste transfer or processing station, a composting facility, a transformation facility, and a disposal facility (*California Public Resource Code Section 40194*); further, a "transfer or processing station" or "station" includes those facilities utilized to receive solid

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wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport, and those facilities utilized for transformation (*California Public Resource Code Section 40200*).

The primary goals and objectives for the Proposed Project are:

### **GOAL AND OBJECTIVE #1 - COMPLIANCE WITH ASSEMBLY BILL 939**

In response to the fact that many landfills in the State of California are reaching their capacities and/or will reach their capacities in the foreseeable future, and in response to the fact that land suitable for landfill development or expansion is highly constrained due to numerous environmental, regulatory, and political factors, the State Legislature passed the California Integrated Waste Management Act in 1989 (Assembly Bill 939). AB 939 requires every city and county in the State to divert at least 50 percent of wastes generated in their jurisdiction from going to a landfill. The purpose of AB 939 is to “reduce, recycle, and reuse solid waste generated in the State to the maximum extent feasible.” The bill imposes fines up to \$10,000 per day on jurisdictions (cities and counties) for non-compliance. It is, therefore, a City and County objective to comply with AB 939 by maximizing the capacities of existing landfills in the County through the use of waste disposal options. As such, the Proposed Project would directly assist the City and surrounding communities, and would contribute to helping the City and County comply with AB 939.

### **GOAL AND OBJECTIVE #2 - REGIONAL NEED FOR PROPOSED PROJECT**

The State of California, through enactment of the California Integrated Waste Management Act of 1989, has directed all jurisdictions to promote recycling and to maximize the use of reusable source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal.

The proposed MRF/TS project would be a service facilitator in compliance with AB 939, and is not a landfill. Operations at a MRF/TS consist of sorting, consolidating, and compacting received materials, and then re-loading all recyclable, composting, and solid waste material into transfer trucks for transport to additional processing and/or disposal facilities. As a primary function, a MRF/TS reduces the amount of solid waste material which is ultimately disposed of at a landfill. As populations continue to grow, so does the need for both MRF/TS projects and regional landfills.

The County of Los Angeles recognizes that one solution to the shortage of permitted solid waste disposal facilities is the siting or expansion of MRFs which will help in reducing disposal demand and further enhance waste diversion activities (County of Los Angeles, *Los Angeles County Countywide Waste Management Plan 2007 Annual Report*, May 2009). Closure of existing solid waste landfills requires alternative waste management strategies including recycling, material recovery, and waste reduction.

## **ES-3 ALTERNATIVES**

State CEQA Guidelines §15126.6 require that an EIR describe and evaluate the comparative merits of a range of alternatives to the project that could feasibly attain most of the objectives of

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the project but would avoid or substantially lessen significant effects. An EIR is not required to consider alternatives which are infeasible, however, State CEQA Guidelines §15126.6(b) specifies that the EIR shall evaluate alternatives capable of avoiding or substantially lessening significant effects of the project even if these alternatives could impede to some degree attainment of project objectives, or impose additional costs.

The alternatives evaluated in this Draft EIR were identified based on 1) input from the City, 2) input from the Proposed Project Applicant, (3) input provided by the NOP comment letters, and (4) identified environmental impacts of the Proposed Project.

The alternatives to the Proposed Project that are discussed in **Chapter 5.0 Alternatives** of this Draft EIR include:

- No Project Alternative,
- Alternative Location(s),
- Alternative Configuration Site Plan,
- Reduced Tonnage Capacity Alternative, and
- County Waste Management Plan Alternative.

### ES-4 ISSUES OF CONCERN / AREAS OF CONTROVERSY

In accordance with State CEQA Guidelines §§15082, 15103, and 15161, the City prepared a Notice of Preparation (NOP) for the Proposed Project on December 18, 2008. The NOP was circulated to the State Office of Planning and Research, Clearinghouse and Planning Unit (SCH), responsible and trustee agencies, and interested persons and organizations. Additionally, the City held both a scoping meeting and a public information meeting (State CEQA Guideline 15082 (c)(1)). The purpose of the scoping meeting and public information meeting was to provide information on the Proposed Project, CEQA requirements for the scoping and EIR process, to solicit input from individuals and agencies, and to assist in the determination of the scope of analyses and issues to be addressed in the EIR. A copy of the NOP, NOP distribution list, public notices, and comment letters received by February 25, 2009 to the City are included in **Appendix A** of this Draft EIR.

### ES-5 REQUIRED MITIGATION MEASURES

This Draft EIR addresses the potential environmental impacts related to implementation of the Proposed Project. The Draft EIR also proposes required mitigation measures to reduce potentially significant adverse impacts to a level that is less than significant. Implementation of the Proposed Project may result in the following changes, which are further evaluated individually in **Chapter 3.0 Environmental Settings and Impact Analysis** of this Draft EIR:

- Aesthetics – The physical character of the site will be modified. The overall aesthetic appearance of the facilities as viewed from off-site requires evaluation to ensure consistency with City standards.
- Air Quality / Greenhouse Gas / Odor / Health Risk Assessment – Construction, operational activities, and truck and automotive traffic anticipated and planned at the

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MRF/TS will generate emissions, dust, and odors that may have an effect on local and/or regional air quality.

- Environmental Safety and Public Health – Construction and operational activities anticipated and planned at the MRF/TS will include the environmental and worker safety plans such as a vector control plan, litter control plan, noise control plan, OSHA worker safety plan, and fire prevention plan. This chapter will address the unique elements and features of the MRF/TS.
- Land Use Compatibility – The existing land use is a vacant parcel that has been previously disturbed. This site was previously developed and has been subsequently cleared and vacant for about 20 years. Development on this site will be evaluated for compatibility with surrounding land uses and will correspond with the City’s long term goals. This chapter will also include evaluation of potential impacts on recreational activities at the Santa Fe Dam recreation area, and population and housing in the surrounding communities.
- Environmental Justice – Consistent with applicable regulations and policies, this chapter will address the question of whether and how the impacts of the Proposed Project and alternatives may disproportionately affect minority populations and low-income populations or Native American communities.
- Noise – Construction and operational activities of an MRF/TS could generate increased noise levels adversely affecting surrounding sensitive receptors.
- Public Services and Utilities - Construction and operational activities have the potential to affect service capacities and services times.
- Traffic Generation and Circulation – Construction activities and operational phases have the potential to prolong and increase impacts on roadway segments and intersections and the structural integrity of roadways and pavement conditions.
- Growth Inducement, Cumulative Impacts, Other Considerations – CEQA requires evaluation and disclosure of potential growth inducing effects, effects of the Project in conjunction with other reasonably foreseeable projects, and identification of irreversible commitments of natural resources.
- Alternatives – CEQA requires analysis of a range of reasonable alternatives to the Project that are capable of attaining most of the project objectives and can lessen, avoid or substantially reduce one or more potentially significant impacts of the Project.

The Irwindale Materials Recovery Facility and Transfer Station Draft EIR contains a Mitigation Summary including a Mitigation Monitoring and Reporting Program (MMRP). The MMRP provides a verification schedule for the mitigation measures and will be incorporated into the City’s Conditions of Approval for this Proposed Project. An initialed box for the date of compliance will be monitored by a designated staff member and indicates the timing of such compliance [i.e., prior to building permit, prior to earthwork activities, etc] and fulfills the City’s monitoring requirements with respect to Assemble Bill 3180 (Public Resources Code §21081.6).

**Table ES-1 Required Mitigation Measures** [below] presents a listing by resource area of the required mitigation measures as contained in **Chapter 6.0 Mitigation Summary** of this Draft EIR.

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Aesthetics	The Applicant shall complete a City-approved landscape plan prior to any vegetation planting, removing, or installation of an irrigation system. ( <i>Aesthetics MM1</i> )
Aesthetics	The Applicant shall provide and maintain City-approved perimeter landscaping improvements surrounding the site, including along Arrow Highway and Live Oak Avenue, for the duration of operational activities for the MRF/TS. ( <i>Aesthetics MM2</i> )
Aesthetics	The Applicant shall provide a City-approved outdoor lighting plan. ( <i>Aesthetics MM3</i> )
Aesthetics	The Applicant shall complete operations plans that will indicate how the requirements of CCR Title 14, Divisions 7, Chapter 3 [Minimum Standards for Solid Waste Handling and Disposal] will be implemented. ( <i>Aesthetics MM4</i> )

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	<p>Applicant shall ensure that contractors implement a fugitive dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. This program shall include, but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.</li> <li>• Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday.</li> <li>• A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.</li> <li>• All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.</li> <li>• All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).</li> <li>• Traffic speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.</li> <li>• On-site stock piles shall be covered or watered at least twice per day.</li> </ul> <p><i>(AQ/GHG/Odor/HRA MM 3.3-1a)</i></p>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	<p>Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications. <i>(AQ/GHG/Odor/HRA MM 3.3-1b)</i></p>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	<p>Construction shall be discontinued during second-stage smog alerts. <i>(AQ/GHG/Odor/HRA MM 3.3-1c)</i></p>

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used where available. <i>(AQ/GHG/Odor/HRA MM 3.3-1d)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	All construction vehicles shall be prohibited from idling in excess of five minutes, both on- and off-site. <i>(AQ/GHG/Odor/HRA MM 3.3-1e)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Coatings and solvents used in the Proposed Project shall be consistent with applicable SCAQMD Rule 1113. <i>(AQ/GHG/Odor/HRA MM 3.3-1f)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Simultaneous occurrence of construction phases 1A, 1B, and 1C shall be reduced or eliminated to the extent possible. <i>(AQ/GHG/Odor/HRA MM 3.3-1g)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations. <i>(AQ/GHG/Odor/HRA MM 3.3-1h)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Heavy equipment operations shall be suspended during first and second stage smog alerts. <i>(AQ/GHG/Odor/HRA MM 3.3-1i)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	The use of 2002 model or newer construction equipment shall be required, where feasible. <i>(AQ/GHG/Odor/HRA MM 3.3-1j)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Older construction equipment shall be retrofitted with appropriate emission control devices prior to onsite use, where feasible. <i>(AQ/GHG/Odor/HRA MM 3.3-1k)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Applicant shall properly maintain ROG emission control devices within the gasoline dispensing station as pursuant to SCAQMD Rule 461. <i>(AQ/GHG/Odor/HRA MM 3.3-2a)</i>

## EXECUTIVE SUMMARY

**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations. <i>(AQ/GHG/Odor/HRA MM 3.3-2b)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	The use of 2002 model or newer facility trucks is required, where feasible. <i>(AQ/GHG/Odor/HRA MM 3.2-2c)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Older facility trucks shall be retrofitted with appropriate emission control devices prior to onsite use, where feasible. <i>(AQ/GHG/Odor/HRA MM 3.2-2d)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	The use of alternative fueled facility trucks as pursuant to SCAQMD Rule 1193. <i>(AQ/GHG/Odor/HRA MM 3.2-2e)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	All diesel truck operators shall strictly abide by the applicable State law requirements for idling, as described in the Airborne Toxic Control Measure (CCR, Title 13, Section 2485), which limits vehicles with gross vehicular weight ratings of more than 10,000 pounds to no more than five minutes of idling of the primary engine or the diesel-fueled auxiliary power system at any location. <i>(AQ/GHG/Odor/HRA MM 3.3-5a)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	All gasoline dispensing facilities shall meet the requirements of SCAQMD's Rule 461 to limit ROG emissions from gasoline dispensing facilities, including but not limited to using CARB-certified vapor recovery systems and spill boxes and periodic testing of the equipment. <i>(AQ/GHG/Odor/HRA MM 3.3-5b)</i>
Air Quality / Greenhouse Gas / Odor and Health Risk Assessment	Applicant shall minimize odors by properly maintaining design features and equipment designed to reduce and eliminate odors and pursuant to provisions of SCAQMD Rules 410. <i>(AQ/GHG/Odor/HRA MM 3.3-6a)</i>
Water Quality and Soils	The Applicant shall conduct a review of agency records to determine the current status of any regulatory cases associated with the site and/or adjacent, offsite properties. <i>(Water Quality and Soils MMI)</i>

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Water Quality and Soils	The Applicant shall conduct a Phase II Investigation to assess historic features associated with the former on-site land uses. The Phase II activities shall include a geophysical survey, as well as soil gas sampling, and potentially soil sampling, if required under the initial investigations. ( <i>Water Quality and Soils MM2</i> )
Water Quality and Soils	The Applicant shall have the existing on-site roofing debris material analyzed for asbestos prior to disposal. ( <i>Water Quality and Soils MM3</i> )
Water Quality and Soils	(The Applicant shall appropriately dispose of all trash and debris, including the existing above ground storage tank and any underground storage tanks according to applicable federal, State, and local laws and regulations. ( <i>Water Quality and Soils MM4</i> )
Noise	Prior to construction, the construction contractor shall obtain authorization from Irwindale’s building inspector to exceed the ambient base noise level by more than five (5) dBA at the property boundary for industrial zoned land use. ( <i>Noise MM1</i> )
Noise	The construction contractor shall limit all construction activities from 7 a.m. to 7 p.m. Monday through Saturday. ( <i>Noise MM2</i> )
Noise	The construction contractor shall construct the masonry soundwall around the site perimeter as early as feasible to establish the means for noise reduction during subsequent construction and operations. ( <i>Noise MM3</i> )
Noise	The construction contractor shall operate and maintain a City-approved haul truck traffic route along major traffic arteries. ( <i>Noise MM4</i> )
Noise	The construction contractor shall provide construction equipment equipped, operated, and maintained with manufacturer recommended mufflers or the equivalent. ( <i>Noise MM5</i> )
Noise	The construction contractor shall post rules regarding turning-off construction equipment when not in operation. ( <i>Noise MM6</i> )

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Noise	For the southern property boundary along Live Oak Avenue (except for the driveway cutouts) and along the southwest property boundary (for approximately the first 450 feet of the property boundary north of Live Oak Avenue), the Applicant shall construct the 8-foot perimeter masonry soundwall on top of a two-foot berm so that the effective height of the soundwall would be 10 feet. ( <i>Noise MM7</i> )
Noise	The applicant shall modify nighttime operations (10 p.m. – 7 a.m.) that result in verified noise complaints to eliminate objectionable noise during the nighttime hours. Potential measure could include moving the operation further from nighttime sensitive receptors, moving the activity indoors during nighttime hours, or conducting the objectionable activity during daytime hours. ( <i>Noise MM8</i> )
Traffic Generation and Circulation	Provide a cross street stop sign for the southbound approach at the right turn in/out only intersection of Driveway 1 at Live Oak Avenue. The curb design (for Driveway 1) should be modified to reinforce the use of this driveway as right turn out only access. The site plan should also be refined to provide the maximum acceleration lane (to the extent practical) starting at the property line. ( <i>Traffic Generation and Circulation MM1</i> )
Traffic Generation and Circulation	Provide a cross street stop sign for the southbound approach at the right turn in/out only intersection of Driveway 2 at Live Oak Avenue. ( <i>Traffic Generation and Circulation MM2</i> )

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Traffic Generation and Circulation	<p>Construct the following improvements for the intersection of Baldwin Park Boulevard / Driveway 3 at Live Oak Avenue:</p> <ul style="list-style-type: none"> <li>- Northbound:               <ul style="list-style-type: none"> <li>○ Restripe northbound exclusive right turn lane to provide one shared through-right turn lane</li> </ul> </li> <li>- Southbound:               <ul style="list-style-type: none"> <li>○ Construct exclusive left turn lane</li> <li>○ Construct through lane</li> <li>○ Construct exclusive right turn lane</li> </ul> </li> <li>- Eastbound:               <ul style="list-style-type: none"> <li>○ Construct exclusive left turn lane with at least 375' of vehicle storage capacity.</li> <li>○ Remove parking to provide third through lane.</li> </ul> </li> <li>- Westbound:               <ul style="list-style-type: none"> <li>○ Construct 1<sup>st</sup> exclusive right turn lane with at least 100' of vehicle storage capacity. This length is expected to accommodate the 95<sup>th</sup> percentile queue.</li> <li>○ Prohibit parking to provide third through lane.</li> </ul> </li> </ul> <p><i>(Traffic Generation and Circulation MM3)</i></p>
Traffic Generation and Circulation	<p>Construct right turn in only access for the intersection of Driveway 4 at Arrow Highway. <i>(Traffic Generation and Circulation MM4)</i></p>
Traffic Generation and Circulation	<p>Provide a cross street stop sign for the northbound approach at the right turn out only intersection of Driveway 5 at Arrow Highway. <i>(Traffic Generation and Circulation MM5)</i></p>
Traffic Generation and Circulation	<p>On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site. <i>(Traffic Generation and Circulation MM6)</i></p>

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**TABLE ES-1 REQUIRED MITIGATION MEASURES**

Resource Area	Required Mitigation Measure
Traffic Generation and Circulation	Sight distance at the Project driveways should be reviewed with respect to standard Caltrans and City of Irwindale sight distance standards at the time of preparation of final grading, landscape and street improvement plans. ( <i>Traffic Generation and Circulation MM7</i> )
Traffic Generation and Circulation	The site plan must be modified to allow sufficient room for WB-50s to maneuver into the site. The curb radius for the northeast quadrant of this intersection must be approximately 40' for WB-50s to successfully maneuver into the site. ( <i>Traffic Generation and Circulation MM8</i> )
Traffic Generation and Circulation	The Applicant will provide a City-approved truck routing plan for Project-related truck traffic, limiting regional access via Interstate 605 Freeway On and Off Ramp freeway system. ( <i>Traffic Generation and Circulation MM9</i> )

### ES-6 PUBLIC REVIEW

This document is being circulated to State, regional, and local agencies, and to interested individuals that may wish to review and comment on the Irwindale Materials Recovery Facility and Transfer Station Project Draft EIR. Publication of this Draft EIR marks the beginning of the 45-day public review period during which the City will receive written comments at the following address:

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Irwindale, California 91706  
Telephone: (626) 430-2200  
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Copies of the Draft EIR are available to the public at the City Clerk's office and the Irwindale Public Library located at 5050 North Irwindale Avenue.