



**PUBLIC NOTICE OF THE AVAILABILITY OF THE
KAISER PERMANENTE SPECIALTY MEDICAL OFFICE BUILDING PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
(SCH 2016071010)**

NOTICE IS HEREBY GIVEN that on November 15, 2016, the City of Irwindale, acting as Lead Agency, issued for public review and comment a Draft Environmental Impact Report (EIR) that evaluates potential environmental effects associated with the proposed Kaiser Permanente Specialty Medical Office Building Project (proposed project).

The 45-day public comment period will commence on November 15, 2016 and conclude on December 29, 2016. The Draft EIR is available for review on the City's website at <http://ci.irwindale.ca.us/index.aspx?NID=368>. Copies of the Draft EIR are available for public review at the City of Irwindale Planning Division (16102 Arrow Highway, 2nd Floor), Irwindale City Hall (5050 Irwindale Avenue), and Irwindale Public Library (5050 Irwindale Avenue). Please submit comments on the environmental analysis in the Draft EIR to the address provided below no later than 6:00 p.m. on December 29, 2016.

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In accordance with state law, a 45-day public review period has been established for the Draft EIR. Following the close of the public review period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR. This notice of availability is required to be filed with the County Clerk's office for a period of not less than 30 days.

PROJECT LOCATION: The approximately 4.04-acre project site consists of an irregular-shaped parcel, located within the City of Irwindale, Los Angeles County, California. Specifically, the proposed project is located at 12761 Schabarum Avenue Irwindale, California 91706 (Assessor Parcel Number 8546-031-090), north of Ramona Boulevard and west of Durbin Street. The project site is generally bounded by the Vulcan Durbin Quarry to the north, industrial/business park uses to the east and south, and the Interstate 605 (I-605) freeway to the west. Figure 1 shows the project location in a regional context, and Figure 2 shows the project site boundaries. The project site was previously operated by Jacmar Foods Distribution from 1999 until 2014. Jacmar Foods Distribution vacated the project site in the summer of 2015 and relocated to the City of Industry. Pursuant to Section 15087(c)(6) of the California Environmental Quality Act, the project site was identified on the Los Angeles County Hazardous Materials System database as having a permitted status (Permit No. 000302577) with no violations reported, as enumerated under Section 65962.5 of the Government Code.

PROJECT DESCRIPTION: Kaiser Permanente proposes the development of a three-story, approximately 59-foot high, outpatient MOB with a maximum building gross square footage of 90,000 square feet (sf). An approximately 11,357-sf urban plaza will be located on the central portion of the project site along with a public amphitheater, east of the proposed MOB. Additionally, an approximately 1,200-sf native garden will be located on the northern portion of the project site, immediately north of the proposed MOB. Based on information provided by Kaiser Permanente representatives, the following four existing specialty care departments at the Baldwin Park Medical Center campus would be relocated to the proposed new MOB: 1) Podiatry, 2) Ophthalmology, 3) Gastroenterology, and 4) Outpatient Surgery.

Table 1 (Kaiser Permanente Medical Office Building Departments) outlines the various departments that would be included in the proposed MOB and the components within each department.



Table 1
Kaiser Permanente Medical Office Building Departments

Departments	Components
Ophthalmology Clinic	<ul style="list-style-type: none"> • 14 provider offices • 30 exam rooms • Up to 17 specialty testing rooms • Pretest area • Sub wait for dilation • 1 clinic minor procedure room • Associated clinic and administrative support spaces
Gastroenterology Clinic	<ul style="list-style-type: none"> • 16 provider offices • 12 exam rooms • 1 minor clinic procedure room • Offices and work station for clinic and administrative support staff • Module shared with Podiatry
Gastroenterology Procedure Lab	<ul style="list-style-type: none"> • 5 procedure suites • 18 pre- and post-op holding bays • Scope wash • Nurses stations • Work space for procedure suite clinical and administrative support staff
Podiatry Clinic	<ul style="list-style-type: none"> • 8 provider offices • 13 exam rooms • 1 minor clinic procedure room • 1 cast room with 4 casting bays • Mini C Arm • Associated clinic and administrative support spaces • Module shared with Gastroenterology (GI) clinic
Imaging Department	<ul style="list-style-type: none"> • 1 General Rad Digital X-ray room with portable foot machine and scoliosis unit • Dexa machine • Work area for technicians
Ambulatory Surgery Unit	<ul style="list-style-type: none"> • 5 main operating rooms • 1 Ophthalmology procedure room (total of 6 rooms) • PACU with 20 pre-op/post-op bays • 4 pre-op/post-op chairs • Onsite sterile processing • Office for physician in charge • Associated clinic and administrative support spaces
Laboratory	<ul style="list-style-type: none"> • 2 phlebotomy draw stations • Work station for full-time equivalent (FTE) employees
Pathology	<ul style="list-style-type: none"> • 1 grossing and accession station • Work station for FTE(s)
Pharmacy	<ul style="list-style-type: none"> • Small size outpatient pharmacy

Table 1
Kaiser Permanente Medical Office Building Departments

Departments	Components
Support Services Departments	<ul style="list-style-type: none"> • Clinical technology • Environmental Services (EVS) • Materials management • Facilities and plant maintenance • Information technology • Supply chain • Security
Administrative Suite	<ul style="list-style-type: none"> • 1 office for building administrator

The proposed project would provide a total of approximately 450 parking spaces. Proposed parking will include the construction of a five-story, an approximately 115,339-sf, 339-space parking structure on the northeastern portion of the project site. The proposed parking structure would be 64 feet 5 inches in height. Approximately 111 additional parking spaces will be provided in a surface parking lot to be located along the southern, western, and northern sides of the project site. A drop-off/pick-up zone will be provided just south of the new parking structure, along the northeastern portion of the MOB. The proposed project will also include associated landscaping and infrastructure improvements as well as ancillary uses including a “Thrive” bar (e.g., café), coffee cart, pharmacy, a small biweekly farmer’s market, conference center, and other weekly healthcare-related events.

The project site is already improved with street frontage, curbs, gutters, sidewalks, parkway landscaping, and utilities stubbed to the property line. The proposed site plan is shown on Figure 3.

The proposed project would require the following land use entitlements to allow for a specialty MOB on the project site:

1. Conditional Use Permit;
2. Zone Variance; and
3. Site Plan Design Review.

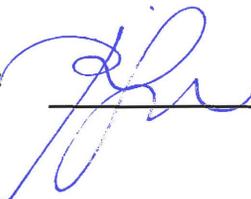
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) include:

- a. Regional Water Quality Control Board (RWQCB), Los Angeles Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- b. RWQCB, Los Angeles Region – Stormwater Pollution Prevention Plan (SWPPP)
- c. RWQCB, Los Angeles Region – 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- d. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- e. SCAQMD – Permits for stationary sources, such as the proposed generator, two boilers, and two water heaters.
- f. Office of Statewide Health Planning and Development (OSHDP) - Review and approve the plans and specifications of the proposed MOBs to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations.
- g. Los Angeles County Department of Public Works/Building Division – Issuance of all permits related to on-site construction.

ENVIRONMENTAL IMPACTS: The Draft EIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: agricultural and forestry resources, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, transportation and traffic, and utilities and service systems. With the incorporation of mitigation measures identified in the Draft EIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise. No significant and unmitigable impacts have been identified in the Draft EIR.

PUBLIC HEARINGS: The City will hold a public meeting on Thursday, December 1, 2016, at 5:00 p.m. at 5050 Irwindale Avenue, Irwindale, CA 91706 (Irwindale Council Chambers). The purpose of the meeting is to present information about the proposed project, the City's process and timelines, and to solicit input, including written comments, on the content of the Draft EIR. Interested parties, including public agencies, are encouraged to attend the meeting to learn more about the proposed project and the environmental review process and to express any concerns about the proposed project, including any mitigation measures and alternatives. The public meeting information and the Draft EIR are posted at the following website: <http://ci.irwindale.ca.us/index.aspx?NID=368>

Date: November 15, 2016 _____

Signature:  _____

Attachments: Figure 1, Regional Location
Figure 2, Project Site
Figure 3, Proposed Site Plan