



Notice of Completion/Notice of Availability

Revised Draft EIR - Irwindale MRF/TS Project

NOTICE IS HEREBY GIVEN that a Recirculated Draft Environmental Impact Report (SCH # 2013051029) (RDEIR) has been prepared by the City of Irwindale (Lead Agency) and is available for a 45-day public review period on the City's website at: <http://www.ci.irwindale.ca.us>; the Office of the City Clerk located at City Hall, 5050 North Irwindale Avenue, Irwindale, California 91706; and the Irwindale Public Library, 5050 North Irwindale Avenue, Irwindale, California 91706. The 45-day public review period begins on August 8, 2014 and ends on September 22, 2014.

Project Title: *Irwindale Materials Recovery Facility and Transfer Station Project*

Project Applicant: Athens Services

Project Location: The site is vacant and is addressed as 2200 Arrow Highway, located at the northwestern intersection of Live Oak Avenue and Arrow Highway, within the City of Irwindale, in eastern Los Angeles County, California; (Assessor's Parcel Number 8353-001-911; Section 6, Township 1S, Range 10W). The site is located within two miles of Interstates 605 & 210. The project site is not identified on any of the lists enumerated pursuant to the requirements of California Government Code Section 65962.5. Refer to Location Map.

Brief Description of the Project: Athens Services (Applicant/Operator) has submitted an application to the City to construct and operate a materials recovery facility and transfer station (MRF/TS), with a fueling facility/convenience store. A MRF/TS is a regional facility where residential, commercial, and/or industrial municipal solid waste and recyclable materials are delivered by commercial and non-commercial haulers, and sorted and processed in one central location prior to delivery at end use distributors. The MRF/TS facility would be designed to receive, process and transfer up to 6,000 tons per day (tpd) based upon estimated averages of 3,000 tpd of municipal solid waste, 1,000 tpd of green waste, 1,000 tpd of construction & demolition materials, and 1,000 tpd of self-haul waste. Actual processing volume of each type of material per day will depend on market factors and seasonal variations. (See Conceptual Site Plan.)

The Proposed Project site is approximately 17.22 acres, irregular-shaped, triangular, and unimproved. It is bordered on the south by Live Oak Avenue, on the east by the



Santa Fe Dam and property owned by the U.S. Army Corps of Engineers (USACE), on the northeast by Arrow Highway, and on the west and northwest by an existing business/industrial park and parking lot. The site is currently zoned for Heavy Manufacturing and is designated for commercial land use in the City's General Plan. The site is located in an existing industrial area, with various commercial/industrial, and recreational land uses in surrounding areas. Existing land uses that currently surround the site include a mixture of commercial and industrial to the west, east, and south, recreation/open space to the north. No residential uses are adjacent to the site, but are found to the south beyond the commercial/industrial district on the south side of Live Oak Avenue in the City of Baldwin Park.

Among other entitlements and approvals, to approve the Project, the City Council is expected to consider: a general plan amendment (Regional Commercial to Commercial/Industrial), zoning text amendment (alcohol sales distance requirements), development agreement (to authorize and condition the Project), franchise agreement (franchise and regulate operations), disposition and development agreement (sale of site), and conditional use permit (alcohol sales) to approve the Proposed Project.

List of Significant Environmental Effects: The EIR analyzed the following topical environmental issue areas: Aesthetics, Air Quality / Greenhouse Gas / Odor / Health Risk Assessment, Biological Resources, Cultural Resources, Environmental Justice, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services and Utilities, Traffic Generation and Circulation, and Water Quality and Hydrology.

The Proposed Project, if approved and implemented, is expected to result in the following Significant Impacts:

- Air Quality (ROG and NO_x and cumulative impacts);
- Noise (traffic and construction related, permanent and temporary ambient)
- Traffic Generation and Circulation (operations and cumulative impacts).

All other impacts studied in the RDEIR, will be less than significant impacts, or less than significant impacts with feasible mitigation measures.

EIR Revisions and Recirculation: In response to comments received on the Draft EIR during the first 45-day comment period (April 1, 2014-May 16, 2014) the City **revised** the following chapters of the DEIR: Executive Summary, Chapters 1.0 (Introduction), 2.0



(Project Description), 3.3 (Air Quality/GHG), 3.12 (Traffic) 4.0 (Mandatory CEQA Considerations), and 5.0 (Alternatives).

The City has determined that based upon Public Resources Code Section, 21092.1 and State CEQA Guidelines §15088.5, recirculation of the above listed chapters is required. The City is also recirculating all other unrevised chapters of the Draft EIR to correct a defect in the original Notice of Availability.

Comments on RDEIR: The City will consider comments on the Recirculated DEIR as follows:

1. All comments received on the following chapters (Revised RDEIR): Executive Summary and Chapters 1.0, 2.0, 3.3, 3.12, 4.0 and 5.0.
2. Comments by any commenter that did not submit comments on the DEIR during the April 1, 2014 through May 16, 2014 comment period on the following chapters (Unrevised RDEIR): Chapters 3.0, 3.1, 3.2, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.13, 6, 7.

To be considered, comments must be received by September 22, 2014 at 5:00 p.m. Send comments to Paula Kelly, Senior Planner, City of Irwindale, 5050 North Irwindale Ave., Irwindale, CA 91706 or email: paulakelly@ci.irwindale.ca.us

Public Hearing: A future public hearing (no date set) on the certification of the EIR and approval of the Project will be held by the Irwindale City Council in the Council Chambers at City Hall.

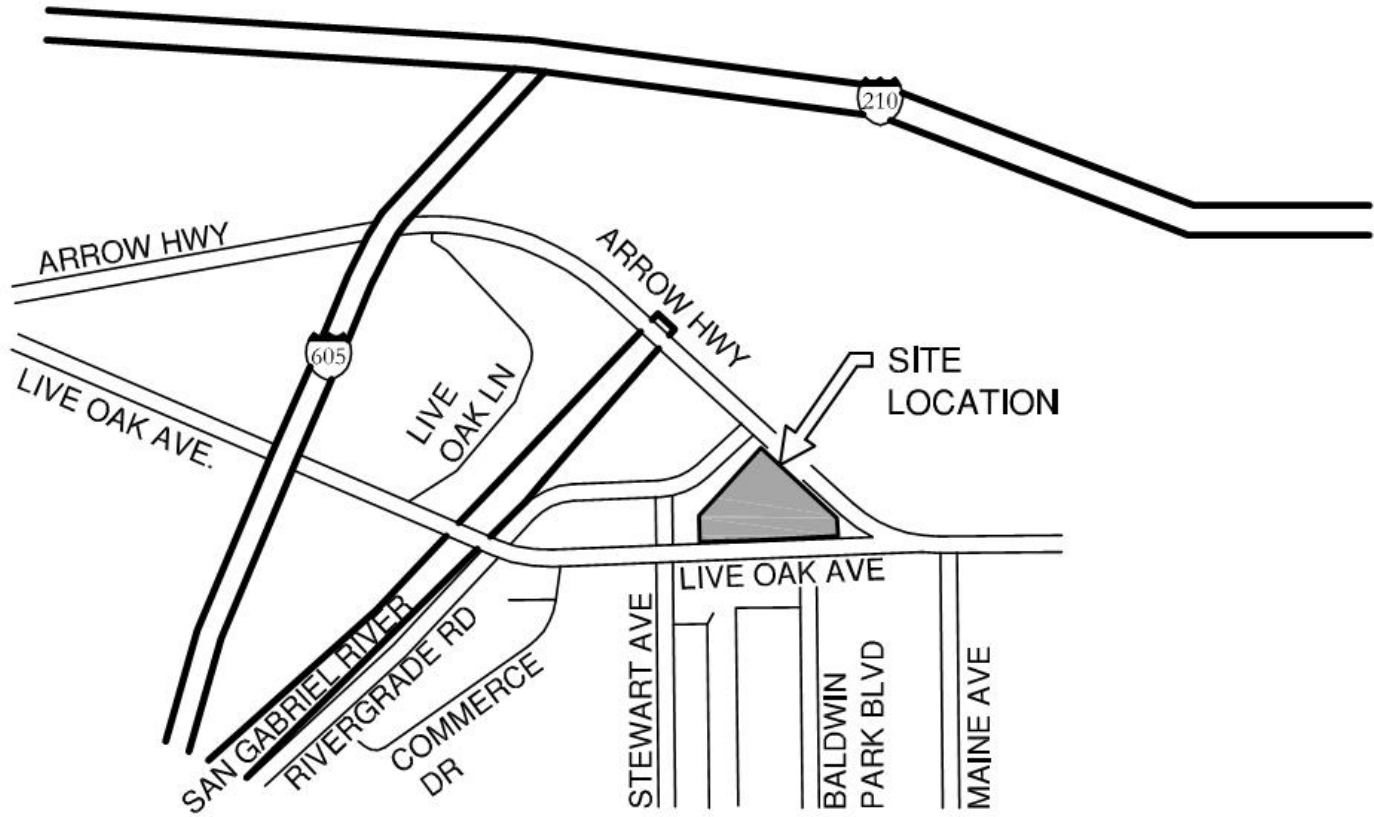
Contact Person:

If you have any questions about this project, or wish to comment on the public draft document, you are encouraged to contact:

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 North Irwindale Avenue
Irwindale, California 91706
(626) 430-2200 (Office)
(626) 962-2018 (Fax)

Email: paulakelly@ci.irwindale.ca.us

Authority cited: Section 21083, Public Resources Code, Reference: Sections 21092, 21152, and 21153, Public Resources Code.



LOCATION MAP





LEGEND

- CONVENIENCE STORE
 - MRF-TRANSFER
 - ADMIN-VISITOR-EMPLOYEE-OPS
 - VEHICLE MAINTENANCE
 - SELF HAUL - C&D
 - PAVING
 - DECORATIVE CONC. PAVEMENT
 - LANDSCAPING
- 70' TRUCK SCALE
 - EXISTING EASEMENT
 - PROPOSED ACCESSIBLE STALLS
 - S.F. SQUARE FEET

BUILDING AREA ANALYSIS

MRF-TRANSFER	82,590 S.F.
GREEN WASTE	85,480 S.F.
SELF HAUL - C&D	73,270 S.F.
OPERATIONS	6,636 S.F.
MAINTENANCE BUILDING	10,653 S.F.
ADMIN/VISITOR CENTER	5,532 S.F.
SCALE HOUSES	450 S.F.
CONVENIENCE STORE	2,390 S.F.
TOTAL AREA	247,007 S.F.

PARKING PROVIDED

165 STANDARD
4 HANDICAP ACCESSIBLE
169 TOTAL STALLS

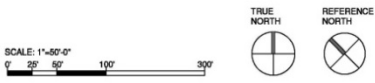
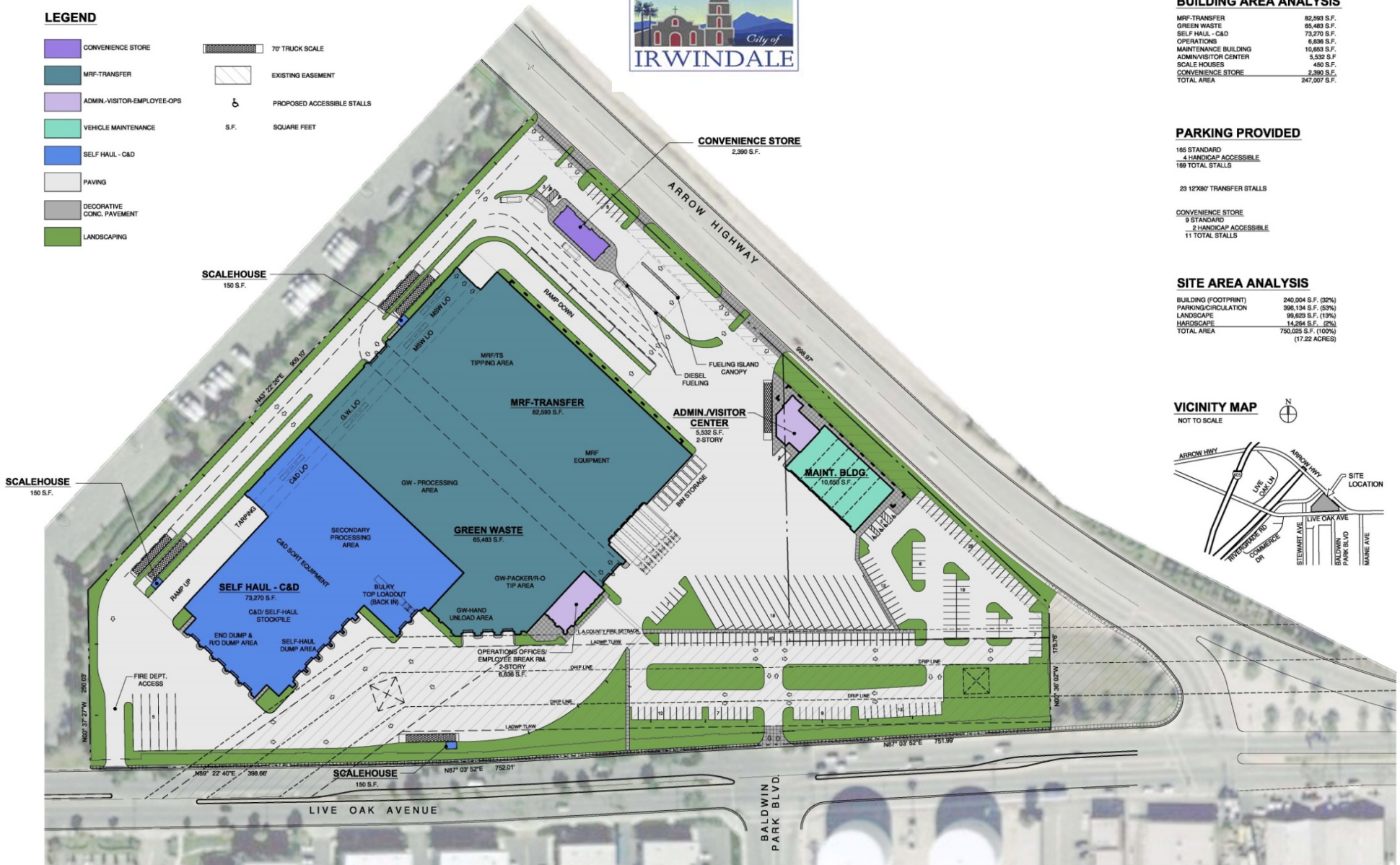
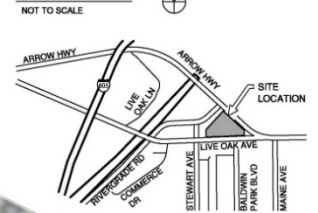
23 12'X30' TRANSFER STALLS

CONVENIENCE STORE
3 STANDARD
2 HANDICAP ACCESSIBLE
11 TOTAL STALLS

SITE AREA ANALYSIS

BUILDING (FOOTPRINT)	240,004 S.F. (32%)
PARKING/CIRCULATION	396,134 S.F. (53%)
LANDSCAPE	99,629 S.F. (13%)
HARDSCAPE	14,256 S.F. (2%)
TOTAL AREA	750,023 S.F. (100%) (17.22 ACRES)

VICINITY MAP



**ATHENS-IRWINDALE
Material Recovery Facility and Transfer Station**

CONCEPTUAL SITE PLAN