Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles

From: (Public Agency): City of Irwindale
5050 Irwindale Avenue
Irwindale, CA 91706
(Address)

Project Title: Tentative Parcel Map No. 84971 - Arrow Highway Industrial Park Condominium Conversion

Project Applicant: DRC Engineering, Inc. c/o Jake Lappert

Project Location - Specific:
1400 - 1430 Arrow Highway

Project Location - City: Irwindale Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

A request for approval of a Zone Variance for the reduction of the required front yard setback from 20'-0" to 15'-0" and a Tentative Parcel Map to convert an existing industrial business park into an industrial condominium, located at 1400 – 1430 Arrow Highway in the M-2 (Heavy Industrial) zone. The request will subdivide the current property to create sixteen (16) individual units which can be sold separately, as well as shared common and association areas. The request also includes the creation of a total of seventeen (17) airspace parcels for individual sale in accordance with the Subdivision Map Act.

Name of Public Agency Approving Project: City of Irwindale

Name of Person or Agency Carrying Out Project: Brandi Jones

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption. State type and section number: 15301, Class 1 (Existing Facilities)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities). Subsection (K) specifically exempts the subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

Lead Agency
Contact Person: Brandi Jones Area Code/Telephone/Extension: 626-430-2260

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: _____ Date: 09/17/2026 Title: Senior Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____