



Department of  
Resources Recycling and Recovery

Yana Garcia  
Secretary for Environmental Protection  
Rachel Machi Wagoner  
CalRecycle Director

February 28, 2023

Brandi Jones, Senior Planner  
City of Irwindale, Planning Division  
5050 North Irwindale Avenue  
Irwindale, CA 91706



**Subject: SCH No. 2023020290** – Notice of Preparation of a Draft Environmental Impact Report for the Irwindale Gateway Specific Plan – Los Angeles County

Dear Ms. Jones:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

### **PROJECT DESCRIPTION**

The City of Irwindale, acting as Lead Agency, has prepared and circulated a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The Irwindale Gateway Specific Plan (proposed project) is located at 13620 Live Oak Lane, Irwindale, CA 91706 (Assessor's Parcel Numbers 8532-002-035 and 8532-002-044), within the central portion of the City of Irwindale in Los Angeles County, and encompasses 68.1 acres. The proposed project is bordered by Interstate 605 to the west, Live Oak Lane to the north and east, and Live Oak Avenue to the south. Surrounding uses include the Edison Rio Hondo Substation to the south, an industrial business, that is currently under construction, to the west, a sports and recreation facility and Santa Fe Flood Control Basin to the north, and an industrial building and the San Gabriel River to the east.

The proposed project consists of two options. Option 1 would be the redevelopment of the proposed project site with three new industrial buildings, providing a maximum of 982,796 square feet of building space. This would also include a total of 918 vehicle parking spaces, 346 trailer spaces, and 5.8 acres of landscaping. Option 2 would also be a redevelopment, with two industrial buildings, providing a maximum of 704,070 square feet of building space, and a 400-megawatt battery energy storage system. This would also include 617 vehicle parking spaces, 257 trailer spaces, and 4.3 acres of landscaping.

1001 I Street, Sacramento, CA 95814 | P.O. Box 4025, Sacramento, CA 95812

[www.CalRecycle.ca.gov](http://www.CalRecycle.ca.gov) | (916) 322-4027

### **Comments**

Currently, within the proposed project location, there is an existing Inert Debris Engineered Fill Operation (IDEFO), named Nu-Way Live Oak Reclamation, Inc. (Solid Waste Information System (SWIS) Number: 19-AA-0849). The IDEFO currently has a site operational status of “inactive” (i.e., site is not closed). Prior to any construction of the proposed project, closure of the IDEFO must be completed.

Per Title 14 of the California Code of Regulation (14 CCR), Section 17388.3(g), upon final placement of waste at the site, the IDEFO must be covered with at least 3 feet of compacted soil above the fill area or as determined by the Los Angeles County Department of Public Health, acting as the local enforcement agency (LEA). Also, per 14 CCR 17388.3(f), all IDEFOs, upon completion or cessation of fill activities for more than one year and upon any transfer of any part of the land subject to the operation prior to completion of fill activities, shall comply with Title 27 CCR 21170. This section of 27 CCR states that the owner or operator, upon completion of the closure of the site, shall file a detailed description of the closed site, including a map, with the County Recorder and the LEA. Requirements for the detailed description can also be found in this section.

For additional information and resources regarding closure of IDEFOs under 14 and 27 CCR, please visit CalRecycle’s webpage at: <https://calrecycle.ca.gov/laws/>.

### **Solid Waste Regulatory Oversight**

The Los Angeles County Department of Public Health is LEA for Los Angeles County and responsible for providing regulatory oversight of solid waste handling activities, including permitting and inspections. Please contact Dorcas (Dee) Hanson-Lugo at 626.430.5540 or [dlugo@ph.lacounty.gov](mailto:dlugo@ph.lacounty.gov) to discuss the regulatory requirements for closure of the IDEFO.

### **CONCLUSION**

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Draft EIR and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 916.341.6138 or by e-mail at [benjamin.escotto@calrecycle.ca.gov](mailto:benjamin.escotto@calrecycle.ca.gov).

NOP of a Draft EIR for the Irwindale Gateway Specific Plan

February 28, 2023

Page 3 of 3

Sincerely,

A handwritten signature in black ink that reads "Benjamin Escotto". The signature is written in a cursive style with a large initial 'B' and a long, sweeping tail on the 'o'.

Benjamin Escotto, Senior Environmental Scientist, Supervisor  
Permitting & Assistance Branch – South Unit  
Waste Permitting, Compliance & Mitigation Division  
CalRecycle

cc: Jeff Hackett, CalRecycle  
Nai Teurn, CalRecycle  
Dorcas Hanson-Lugo, LEA