



## NOTICE OF PREPARATION

**DATE OF NOTICE:** February 10, 2023

**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report

**PROJECT TITLE:** Irwindale Gateway Specific Plan

**PROJECT LOCATION:** 13620 Live Oak Lane, Irwindale, California 91706

**LEAD AGENCY:** City of Irwindale

**LEAD AGENCY CONTACT:** Brandi Jones, Senior Planner  
City of Irwindale, Community Development Department  
Planning Division  
5050 North Irwindale Avenue  
Irwindale, CA 91706  
Phone: (626) 430-2260  
Email: [BJones@IrwindaleCA.gov](mailto:BJones@IrwindaleCA.gov)

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Irwindale Gateway Specific Plan (proposed project). The project description, location, and the potential environmental effects of the project are included in this NOP. The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document that is germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency will need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.

In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on March 11, 2023. **Please send your comments, including a return address and contact name, via mail or email to the identified Lead Agency Contact.**

**PUBLIC SCOPING MEETING.** In accordance with CEQA Guidelines 15082, a public scoping meeting will be held on February 23, 2023, at 6:00pm in the Irwindale Community Center, located at 16102 Arrow Highway.

**PROJECT LOCATION:** The Specific Plan area is in the central portion of the City of Irwindale in Los Angeles County. The project site is bordered by Interstate 605 (I-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 park (under construction) for the Park at Live Oak Specific Plan to the west, Kare Youth League Irwindale sports and recreation facility, and Santa Fe Flood Control Basin to the north; and industrial buildings and the San Gabriel River to the east. The Assessor's Parcel Numbers (APNs) for the project site are 8532-002-035 and 8532-002-044. There is also a 10.48-acre Southern California Edison (SCE) easement on the project site.

**PROJECT DESCRIPTION:** The Irwindale Gateway Specific Plan is a proposed development of an industrial logistics and distribution center and associated parking and loading docks. The majority of the project site (APN 8532-002-044) is a former sand and gravel quarry that ceased operation in the late 1980s and a former inert landfill, for which fill and restoration operations were authorized in 1994 and completed in 2006. Former uses for the rest of the project site (APN 8532-002-035) include a retention pond for the adjacent quarry operations, material and vehicle storage, and commercial development for a street cleaning business. The project site is currently a vacant lot that is used for a variety of industrial and commercial uses as well as stockpiled materials and debris.

The Specific Plan area encompasses 68.1 acres in Irwindale and would be designated Specific Plan. The proposed project would redevelop the project site with three new industrial buildings providing a maximum of 982,796 square feet of building space—954,796 square feet of warehouse space and 28,000 square feet of office space (Option 1). A variety of general warehousing and manufacturing tenants could be accommodated in the three buildings. The proposed project would include a total of 918 standard vehicle parking spaces and 346 trailer parking spaces. The proposed project would also include approximately 253,736 square feet (5.8 acres) of landscaping.

The project applicant proposes a second development option that includes two industrial buildings with a maximum of 704,070 square feet—668,070 square feet of warehouse space, 36,000 square feet of office space, and a 400-megawatt battery energy storage system (BESS) on approximately 16 acres (Option 2). The preliminary design for the BESS includes 890 metal enclosures (712 containers and 178 augmentation containers) measuring 8'-10" high by 29'-11" long by 5'-5" wide, housing lithium-ion batteries, 100 power conversion systems and medium voltage transformers, and one substation. Batteries could be double stacked, which would require a higher metal enclosure but take up less space. Parking for this option would consist of 617 standard vehicle spaces and 257 trailer spaces, and landscaping would cover 185,782 square feet (4.3 acres).

One of the two options would be the end use for the project site after reclaiming the property.

The proposed project would require the following discretionary and administrative approvals from the City:

- General Plan Amendment to change the current designation from Regional Commercial to Specific Plan
- Zone Change from M-2 (Heavy Manufacturing) to Irwindale Gateway Specific Plan
- Site Plan Review and Design Review Permit (DA) for the construction of three speculative industrial buildings

- Tentative Parcel Map to create seven total lots
- Lot Line Adjustment to modify the lot lines of two (2) existing parcels (for Option 2 only)

The project applicant also proposes public improvements, including the dedication of Live Oak Lane along the proposed project’s frontage to improve the street to the City’s standard of 60 feet; installation of a new traffic signal at the Live Oak Lane/Live Oak Avenue intersection; 2,100 feet of new public water main; and 750 feet of new public sidewalk.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT:** An Initial Study was not prepared for the project. Therefore a “full scope” EIR will be prepared describing the existing environmental conditions on the project site and identifying the significant environmental impacts anticipated to result from development of the project as proposed. Consistent with CEQA Guidelines Section 15082, the City has identified the following probable environmental effects of the project:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| • Aesthetics                      | • Land Use and Planning         |
| • Air Quality                     | • Mineral Resources             |
| • Biological Resources            | • Noise                         |
| • Cultural Resources              | • Population and Housing        |
| • Energy                          | • Public Services               |
| • Geology and Soils               | • Transportation                |
| • Greenhouse Gas Emissions        | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality     | • Wildfire                      |

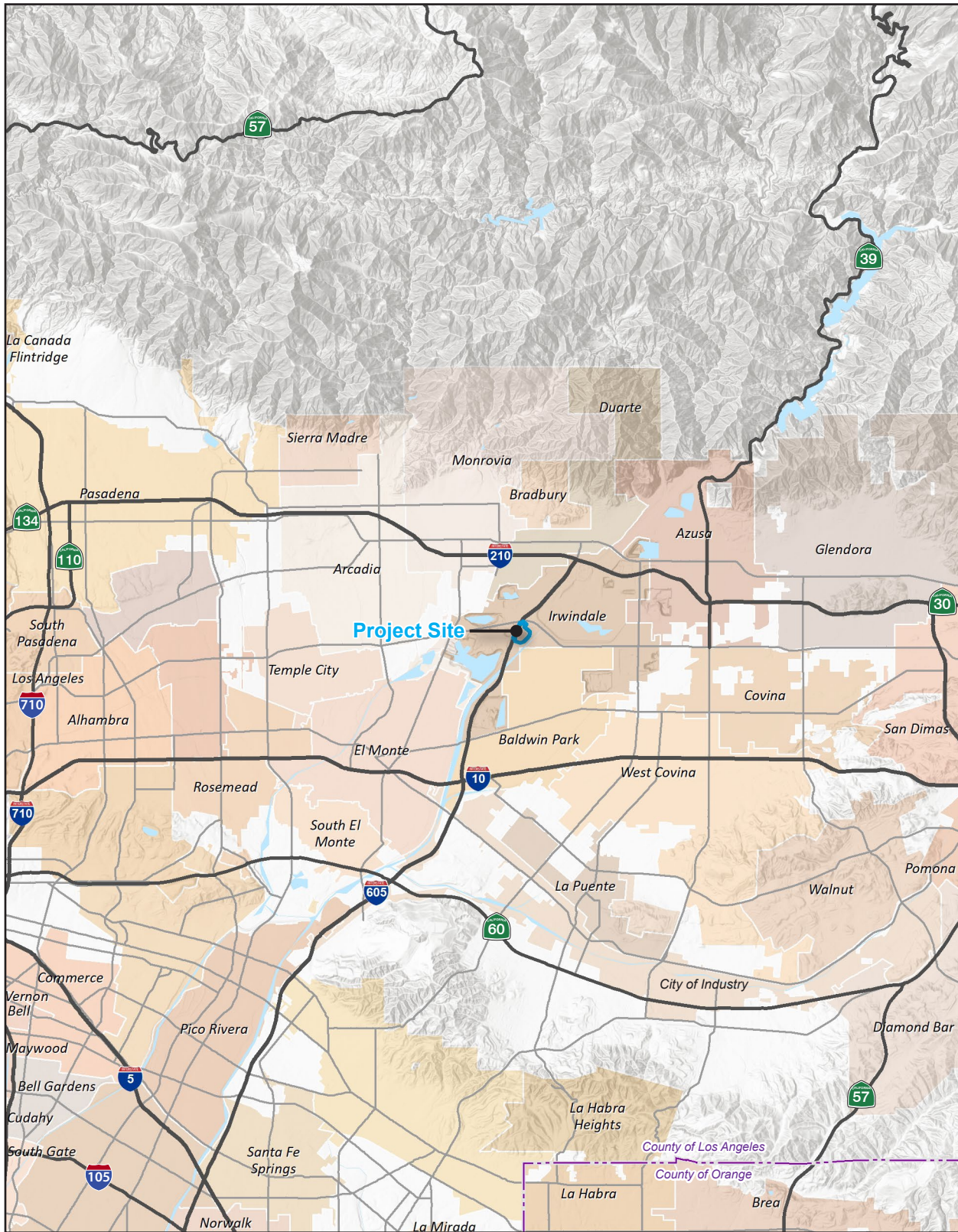
It is anticipated that the potential impacts to Agricultural resources and Recreation will be addressed in the *Impacts Found Not to be Significant* chapter of the EIR. The EIR will also evaluate CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives.

The contents of the EIR will be subject to input received during the NOP comment period, including input at the EIR scoping meeting.

**Attachments:**

- Figure 1. Regional Location
- Figure 2. Aerial Photograph
- Figure 3. Option 1 Site Plan
- Figure 4. Option 2 Site Plan

Figure 1 - Regional Location



--- County Boundary

Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap, Inc., 2023.



Figure 2 - Aerial Photograph



— Project Boundary

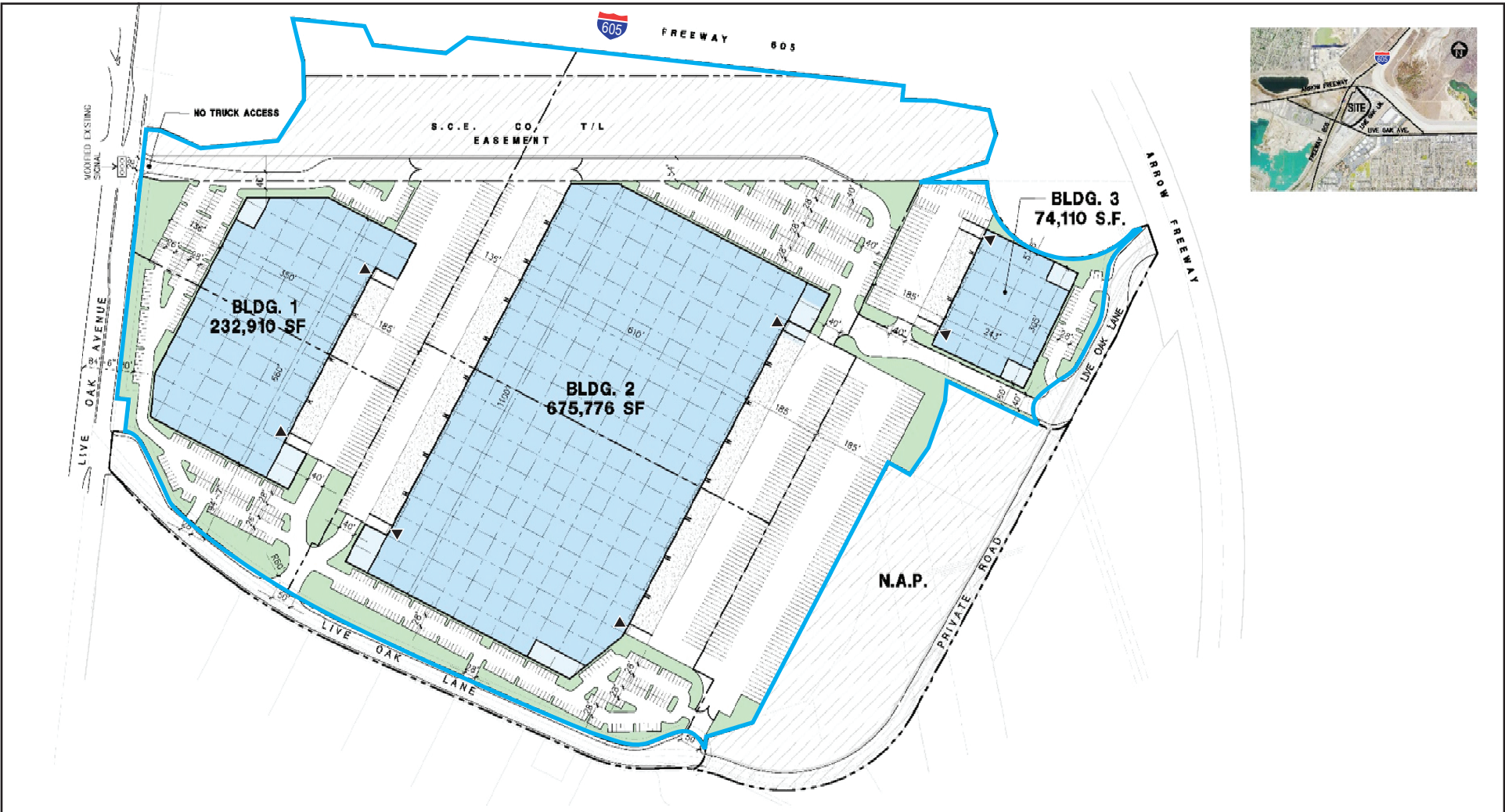
- - - City Boundary

Source: Nearmap, Inc., 2023.

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Scale (Feet)

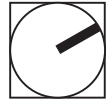


Figure 3 - Option 1 Site Plan



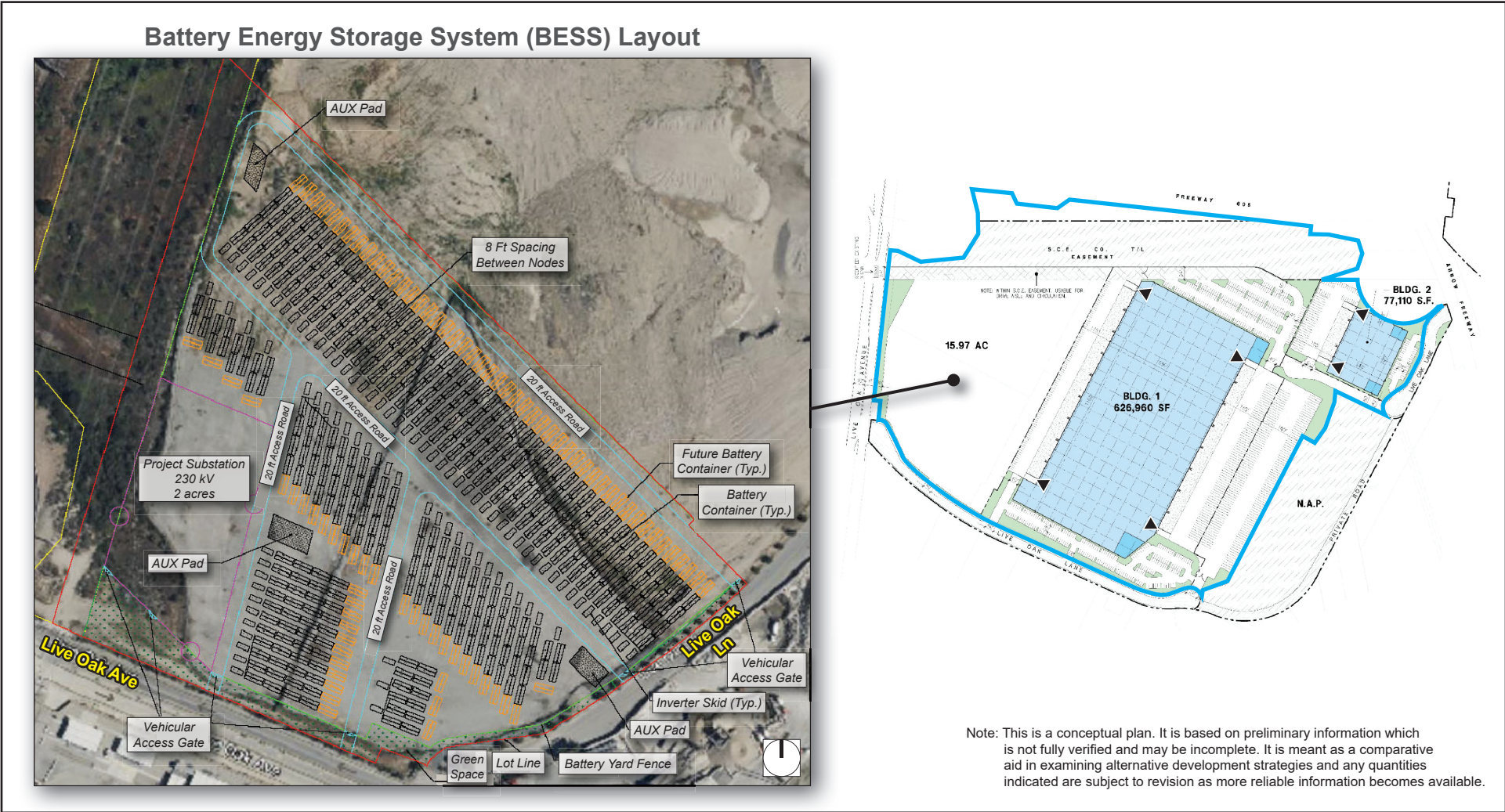
Project Site Boundary    Potential Office    Warehouse    Drive Thru Door

0 450  
Scale (Feet)



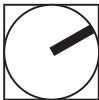
Source: HPA, 2023.

Figure 4 - Option 2 Site Plan



— Project Site Boundary   
  Potential Office with 2nd Floor   
  Warehouse   
 ▼ Drive Thru Door

0  1,000  
Scale (Feet)



Source: HPA, 2023.