Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020290

Project Title: Irwindale Gateway Specific Plan

Lead Agency: City of Irwindale

Contact Name: Brandi Jones

Email: bjones@IrwindaleCA.gov Phone Number: (626) 430-2260

Project Location: Irwindale, Los Angeles

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Irwindale Gateway Specific Plan proposes the development of an industrial logistics and distribution center and associated parking and loading docks. The proposed project would redevelop the project site with one of two options. Option 1 proposes a 52.6-acre general light industrial, manufacturing, warehouse/distribution, e-commerce fulfillment center encompassing 954,796 square feet of warehouse space and 43,000 square feet of office space. Option 2 proposes a 36.71-acre general light industrial/warehouse/distribution, e-commerce fulfillment center encompassing 668,070 square feet of warehouse space and 36,000 square feet office space, and 15.94 acres of battery energy storage system (BESS) (electric energy storage, transmission and AC/DC and voltage conversion). The preliminary design for the BESS has 353,000 square feet of battery arrays, within which battery enclosures, inverter enclosures, and medium voltage transformers would be arranged. The BESS would be served by an overhead electric tie-line consisting of three 220-kilovolt conductor cables below an optical ground wire that serves dual purposes of grounding and fiber optic communications.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identified significant impacts and mitigation measures for the following CEQA topical areas, including cumulative impacts: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Transportation, and Tribal Cultural Resources.

Mitigation measures would reduce impacts to Cultural Resources, Transportation, and Tribal Cultural Resources to less than significant. Impacts to Air Quality and Greenhouse Gas Emissions would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues from agencies and the public were raised in response to the NOP for the proposed project are summarized in Chapter 2, Introduction, of the Draft EIR. A Public Scoping meeting was also noticed and held on March 2, 2023, to elicit comments on the scope of the Draft EIR. Responses to the Notice of Preparation are summarized in Chapter 2, Table 2-2, NOP Written Comments Summary. Comments were received from the City of Covina, Native American Heritage Commission, California Department of Justice, California Department of Resources Recycling and Recovery, California Department of Fish and Wildlife, South Coast Air Quality Management District, and Southern California Association of Governments as well as from three residents. Comments from these agencies and individuals have been addressed within the topical sections of the Draft EIR, where applicable.

Provide a list of the responsible or trustee agencies for the project.

-Los Angeles Regional Water Quality Control Board
-United States Army Corps of Engineers
-California Department of Toxic Substances Control
-California Department of Fish and Wildlife