



June 26, 2024

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

Subject: SCH No. 2023020290 – Draft Environmental Impact Report for 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 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 within the central portion of Irwindale. The site is in the City of Irwindale in eastern Los Angeles County, bounded by Interstate 605 (I-605) to the west, Live Oak Lane to the north and east, and Live Oak Avenue to the south. The project site is approximately 66.64 acres and consists of Assessor Parcel Numbers (APNs) 8532-002-046 and 8532-002-047.

The surrounding land uses directly adjacent to the project site include commercial and industrial businesses to the north and east along Live Oak Lane, a Southern California Edison Rio Hondo Substation and staging area to the south across Live Oak Avenue, the Industrial Speedway motorsports facility to the southwest across I-605, and an industrial business park (under construction) for the Park at Live Oak Specific Plan to the west across I-605.

The proposed project outlines two options for the development of the project site. Option 1 designates a 52.65-acre parcel on the project site as Industrial/Business Park. The conceptual plan under Option 1 includes an industrial logistics and distribution

center with three buildings and associated parking and loading docks. The three buildings would allow a maximum of 997,796 square feet of building space - 954,796 square feet of warehouse space and 43,000 square feet of office space. Trailer, truck, and/or car parking would be included throughout the project site.

Option 2, the land use plan would include a 36.71-acre Industrial/Business Park parcel and a 15.94-acre parcel for the Battery Energy Storage System (BESS). Option 2 would consist of two industrial buildings and a 400-megawatt BESS. The two buildings would allow a maximum of 704,070 square feet – 668,070 square feet of warehouse space and 36,000 square feet of office space.

Comments

Currently, within the proposed project location, there is an existing active Inert Debris Engineered Fill Operation (IDEFO), named Nu-Way Live Oak Reclamation, Inc. (Solid Waste Information System (SWIS) Number: 19-AA-0849). 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 the 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.

The Draft EIR, Section 3. Project Description, PDF page 66, third paragraph states that the Operations Plan will include excavation of existing fill in workable areas down to predetermined depths and inspection of noncompliant materials such as hazardous wastes, organics, and asbestos. Noncompliant materials will be segregated and removed. Concurrently, excavated material will be processed as necessary to create fill-specification-compliant material. Compaction monitoring and testing will be conducted with settlement monitors placed at selected locations; areas that do not pass the compactions standards will be excavated and replaced. All reclamation operations will be overseen by a California Professional Geotechnical Engineer or equivalent, as determined by the Director of Engineering. The LEA is responsible for regulatory requirements for excavation, processing of excavated material and closure of the IDEFO. Please work with the LEA regarding any requirements for the excavation, processing and removal of material.

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 the LEA for Los Angeles County and responsible for providing regulatory oversight of solid waste handling activities, including inspections. Please contact Dorcas (Dee) Hanson-Lugo at 626.430.5540 or dlugo@ph.lacounty.gov to discuss the regulatory requirements for the excavation, processing of material, and 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 Final 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 916.323.1799 or by e-mail at nai.teurn@calrecycle.ca.gov.

Sincerely,

Nai Teurn

Nai Teurn, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Benjamin Escotto, CalRecycle
Dorcas Hanson-Lugo, LEA