

Appendix K Service Provider Responses

Appendices

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From: [Christopher Hofford](#)
To: [Julia Lok](#)
Cc: [Dina El Chammas](#); [JoAnn Hadfield](#)
Subject: RE: Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale
Date: Thursday, April 20, 2023 11:10:39 AM
Attachments: [image002.png](#)
[image004.png](#)

Good morning,

Please see responses below.

Best regards,

Chris Hofford

Chief of Police

Irwindale Police Department
5050 N. Irwindale Avenue
Irwindale, Ca 91706
626.430.2236 Office
626.962.8212 Fax

Serving with Pride, Integrity and Professionalism



From: Julia Lok <jlok@placeworks.com>
Sent: Thursday, April 20, 2023 9:22 AM
To: Christopher Hofford <chofford@IrwindaleCA.gov>
Cc: Dina El Chammas <delchammas@placeworks.com>; JoAnn Hadfield <jhadfield@placeworks.com>
Subject: Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale

CAUTION: This email originated from outside of the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chief Hofford:

This email is to request your department's quick review and assessment of the potential police-related impacts of the Irwindale Gateway Specific Plan. We have been retained by the City of Irwindale to prepare an environmental impact report (EIR) for this proposed warehousing project at the southeast corner of the I-605/Arrow Highway intersection. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to police services that could result in the need for new or altered facilities that could impact that physical

environment. We are therefore asking about the potential for the proposed project to impact the department's ability to maintain acceptable service ratios, response times, or other performance objectives.

We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses as well as any additional information and/or comments. We would appreciate your response by May 4, 2023, if at all possible.

Thank you for your time,

JULIA LOK
Project Planner
She/her



Los Angeles: 213.623.1443 ext. 2136
jlok@placeworks.com | placeworks.com

We have provided basic descriptions of the two options for the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for these two options.

Project Information

The Irwindale Gateway Specific Plan would develop a 63.6-acre project site with an industrial logistics and distribution center and/or a battery energy storage system. Specific types of uses and tenants are described as speculative. There are two proposed project options, only one of which would be constructed:

- **Option 1.** Three industrial buildings totaling 982,796 square feet (954,796 square feet of warehouse space and 28,000 square feet of office space).
- **Option 2.** Two industrial buildings totaling 704,070 square feet (668,070 square feet of warehouse space and 36,000 square feet of office space) and a 16-acre, 400-megawatt battery energy storage system.

Notice of Preparation

<https://www.irwindaleca.gov/DocumentCenter/View/8145/NOP-21723-FINAL-UPDATED?bidId=>

Questionnaire

Please verify/respond to the following:

1. Please confirm the station(s) that would respond to calls from the proposed project:
 - a. Irwindale Police Department, 5050 North Irwindale Avenue, Irwindale, CA 91706
Confirmed
2. Please indicate the type of service calls or service demands anticipated by the proposed uses (warehouse/office/manufacturing and battery energy storage).

Burglary alarms, thefts/embezzlements, civil disputes, directed patrols.

3. Given the existing level of staffing and equipment, will the police department be able to provide police services to the proposed project? If not, please indicate what you will need to serve the project.

We will be able to provide police services.

4. What impact will the proposed project, in combination with all the other projects planned in the area, have on the ability of the police department to provide police services in the area?

Negligible impact.

5. What will the department require or recommend to reduce safety hazards and reduce potential impacts on police service?

Adequate building security doors and windows, plenty of outdoor lighting particularly at doors, robust security camera and alarm systems, security fencing and perimeter monitoring alarm systems as site design may call for (battery energy storage area in particular), sound safety practices (locking vehicles and taking keys, consistently arming cameras and alarms, securing all doors and windows when leaving the property, ensuring that exterior roof access points are locked and secured).

6. Please add any other comments.

Optionally, building tenants may choose to contract with a private security patrol service for security patrols in addition to those provided by the police department.

From: Kingsbury, Jordan <jkingsbu@wm.com>

Sent: Wednesday, April 26, 2023 1:16 PM

To: Dina El Chammas <delchammas@placeworks.com>; JoAnn Hadfield <jhadfield@placeworks.com>

Cc: Costa, Patti <pcosta@wm.com>

Subject: RE: Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale

Good morning,

Please see below responses in red and let me know if you have any questions.

1. Please confirm that solid waste collected at the project site would be brought to a landfill operated by Waste Management.

We cannot confirm that solid waste collected at this project will be brought to a landfill operated by WM as we do not provide collection services this area.

2. Please confirm that the disposal sites used for the City's solid waste is primarily Azusa Land Reclamation Landfill and El Sobrante Landfill (we are contacting this operator separately).

We cannot confirm.

3. Please confirm or update the information in the table, obtained from the CalRecycle website.

Confirm as of 2021. Please note this is not an MSW landfill.

Landfill	Current Remaining Capacity	Max. Daily Disposal Capacity	Estimated Close Date	Ave. Daily Disposal, 2021
Azusa Land Reclamation Landfill 1211 West Gladstone Street Azusa, CA 91702	51,512,201 tons	8,000 tons	2045	892

4. Is Waste Management currently meeting AB 939 goals?

WM owns and operates facilities throughout the State of California. Cities, counties and regional agencies use WM services and facilities to meet AB 939 mandates.

5. What generation rates are used to estimate solid waste generation for the following uses:

1. Industrial (i.e., warehousing, manufacturing)? N/A

2. Office use? N/A

6. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project?

Unknown at this time.

7. Would Waste Management be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required?

With the exception of Azusa Land Reclamation which cannot accept solid waste, WM has adequate capacity at the network of landfills in Southern California to receive solid waste generated from this project. Please see the [Home | SWIS Document \(ca.gov\)](#) for a complete list of WM landfills in California.

8. Will Waste Management be able to serve known cumulative developments in addition to the proposed project?
Unknown at this time.

Best regards,

Jordan Kingsbury
District Manager
Azusa Land Reclamation
jkingsbu@wm.com

C: 818.482.8676
1211 W. Gladstone Street
Azusa, CA 91702



Begin forwarded message:

From: Julia Lok <jllok@placeworks.com>
Date: April 20, 2023 at 9:38:53 AM PDT
To: "Quiroa, Lily" <LQuiroa@wm.com>
Cc: Dina El Chammas <delchammas@placeworks.com>, JoAnn Hadfield <jhadfield@placeworks.com>
Subject: [EXTERNAL] Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale

Dear Ms. Quiroa:

This email is to request your department's quick review and assessment of the potential solid waste-related impacts of the proposed Irwindale Gateway Specific Plan. We have been retained by the [City of Irwindale](#) to prepare an Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the southeast portion of the [I-605/Arrow Highway intersection](#). The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to solid waste services that could result in the need for new or altered facilities that could impact that physical environment. We are therefore asking about the potential for the proposed project to impact the provider's ability to maintain landfill capacity or other performance objectives.

We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses and attach any additional information and/or comments. We would appreciate your response by May 4, 2023, if at all possible.

Thank you for your time,

JULIA LOK
Project Planner
She/her



PLACEWORKS

Los Angeles: 213.623.1443 ext. 2136
jlok@placeworks.com | placeworks.com

We have provided basic descriptions of the two options for the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for these two options.

Project Information

The Irwindale Gateway Specific Plan would develop a 63.6-acre project site with an industrial logistics and distribution center and/or a battery energy storage system. Specific types of uses and tenants are described as speculative. There are two proposed project options, only one of which would be constructed:

1. **Option 1:** three industrial buildings totaling 982,796 square feet (954,796 square feet of warehouse space and 28,000 square feet of office space)
2. **Option 2:** two industrial buildings totaling 704,070 square feet (668,070 square feet of warehouse space and 36,000 square feet of office space) and a 16-acre, 400-megawatt battery energy storage system

Notice of Preparation

<https://www.irwindaleca.gov/DocumentCenter/View/8145/NOP-21723-FINAL-UPDATED?bidId=>

Questionnaire

Please verify/respond to the following:

1. Please confirm that solid waste collected at the project site would be brought to a landfill operated by Waste Management.
2. Please confirm that the disposal sites used for the City's solid waste is primarily Azusa Land Reclamation Landfill and El Sobrante Landfill (we are contacting this operator separately).
3. Please confirm or update the information in the table, obtained from the CalRecycle website.

Landfill	Current Remaining Capacity	Max. Daily Disposal Capacity	Estimated Close Date	Ave. Daily Disposal, 2021
Azusa Land Reclamation Landfill 1211 West Gladstone Street Azusa, CA 91702	51,512,201 tons	8,000 tons	2045	892

4. Is Waste Management currently meeting AB 939 goals?
5. What generation rates are used to estimate solid waste generation for the following uses:
 1. Industrial (i.e., warehousing, manufacturing)?
 2. Office use?
6. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project?
7. Would Waste Management be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required?
8. Will Waste Management be able to serve known cumulative developments in addition to the

proposed project?

Recycling is a good thing. Please recycle any printed emails.

From: [Lockhart, Linda](#)
To: [Julia Lok](#)
Cc: [Cardenas, Miriam](#); [Meyer, David](#); [Dina El Chammas](#); [JoAnn Hadfield](#)
Subject: RE: n FW: Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale
Date: Wednesday, May 10, 2023 3:43:03 PM
Attachments: [image001.png](#)

Hi Julia,

Please see below and let me know if you have any questions.

1. Please confirm that solid waste collected at the project site would be brought to a landfill operated by Waste Management.
 WM do not provide collection services in this area; therefore, we cannot confirm that solid waste collected at this project will be brought to a landfill operated by WM.
2. Please confirm that the disposal sites used for the city’s solid waste is primarily El Sobrante Landfill and Azusa Land Reclamation Landfill (we are contacting this operator separately).
 Cannot confirm.
3. Please confirm or update the information in the table, obtained from the CalRecycle website.
 Confirm.

Landfill	Current Remaining Capacity	Maximum Daily Disposal Capacity	Estimated Close Date	Average Daily Disposal, 2021
El Sobrante Landfill 10910 Dawson Canyon Road, Corona, CA 92883	143,977,170 tons	16,054 tons	2051	7,109

4. Is Waste Management currently meeting AB 939 goals?
 Yes
5. What generation rates are used to estimate solid waste generation for the following uses:
 - a. Industrial (i.e., warehousing, manufacturing)? N/A
 - b. Office use? N/A
6. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project?
 Unknown at this time.
7. Would Waste Management be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required?
 Yes, El Sobrante Landfill accepts solid waste. The permitted maximum tonnage limits at El

Sobrante Landfill are 16, 054 tons per day and 70,000 tons per week.

8. Will Waste Management be able to serve known cumulative developments in addition to the proposed project?

Unknown at this time.

Thank you,

Linda Lockhart

Environmental Protection Specialist II
Southern California Market Area
Direct: 951-277-5109 (El Sobrante Landfill)
Cell: 951-561-0454
llockhar@wm.com

From: Julia Lok <jllok@placeworks.com>
Sent: Tuesday, May 9, 2023 11:20 AM
To: Dowaliby, Stephen <sdowalib@wm.com>
Cc: Dina El Chammas <delchammas@placeworks.com>; JoAnn Hadfield <jhadfield@placeworks.com>
Subject: [EXTERNAL] Preparation of an Environmental Impact Report for the Proposed Irwindale Gateway Specific Plan in the City of Irwindale

Dear Mr. Dowaliby:

This email is to request your department's quick review and assessment of the potential solid waste-related impacts of the proposed Irwindale Gateway Specific Plan. We have been retained by the City of Irwindale to prepare an Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the southeast portion of the I-605/Arrow Highway intersection. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to solid waste services that could result in the need for new or altered facilities that could impact that physical environment. We are therefore asking about the potential for the proposed project to impact the provider's ability to maintain landfill capacity or other performance objectives.

We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses and attach any additional information and/or comments. We would appreciate your response by May 12, 2023, if at all possible.

Thank you for your time,

JULIA LOK
Project Planner
She/her



Los Angeles: 213.623.1443 ext. 2136
jlok@placeworks.com | placeworks.com

We have provided basic descriptions of the two options for the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for these two options.

Project Information

The Irwindale Gateway Specific Plan would develop a 63.6-acre project site with an industrial logistics and distribution center and/or a battery energy storage system. Specific types of uses and tenants are described as speculative. There are two proposed project options, only one of which would be constructed:

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Notice of Preparation

<https://www.irwindaleca.gov/DocumentCenter/View/8145/NOP-21723-FINAL-UPDATED?bidId=>

Questionnaire

Please verify/respond to the following:

1. Please confirm that solid waste collected at the project site would be brought to a landfill operated by Waste Management.
2. Please confirm that the disposal sites used for the city’s solid waste is primarily El Sobrante Landfill and Azusa Land Reclamation Landfill (we are contacting this operator separately).
3. Please confirm or update the information in the table, obtained from the CalRecycle website.

Landfill	Current Remaining Capacity	Maximum Daily Disposal Capacity	Estimated Close Date	Average Daily Disposal, 2021
El Sobrante Landfill 10910 Dawson Canyon Road, Corona, CA 92883	143,977,170 tons	16,054 tons	2051	7,109

4. Is Waste Management currently meeting AB 939 goals?
5. What generation rates are used to estimate solid waste generation for the following uses:

- a. Industrial (i.e., warehousing, manufacturing)?
 - b. Office use?
6. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project?
 7. Would Waste Management be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required?
 8. Will Waste Management be able to serve known cumulative developments in addition to the proposed project?

JULIA LOK
Project Planner



Los Angeles: 213.623.1443 ext. 2136
jllok@placeworks.com | placeworks.com

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ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov



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May 25, 2023

Julia Lok
700 Flower Street
Los Angeles, CA 90017

Dear Ms. Lok:

THE DRAFT EIR, "IRWINDALE GATEWAY SPECIFIC PLAN", PROPOSES THREE NEW INDUSTRIAL BUILDINGS PROVIDING A MAXIMUM OF 982,796 SQUARE FEET OF BUILDING SPACE ON APPROXIMATELY 16 ACRES, CITY OF IRWINDALE, FFER2023002482

The Draft EIR reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

- The following table lists stations near the project site. Please confirm that these stations would respond to the site and list any additional stations that would respond to the site. Also, please list the equipment available at each station.

Fire Station 29, located at 14334 Los Angeles Street, Baldwin Park, CA 91706 is the jurisdictional station (1st-due) for the project site. Other stations that would respond to the project site are Fire Station 48 (2nd-due station), Fire Station 169 (3rd-due station), and Fire Station 152 (4th -due station) for the Project Site. Please refer to the table below for equipment available at each station.

Fire Stations and Equipment Serving the Project Site

Station	Address	Equipment
Los Angeles County Fire		
Los Angeles County Fire Station 29	14334 Los Angeles Street, Baldwin Park, CA 91706	4-Person Quint 3-Person Engine

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

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LA MIRADA
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PALMDALE
PALOS VERDES ESTATES
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PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
VERNON
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Los Angeles County Fire Station 48	15546 Arrow Highway, Irwindale, CA 91706	4-Person Engine
Los Angeles County Fire Station 169	5112 Peck Road, El Monte, CA 91732	3-Person Engine
Los Angeles County Fire Station 152	807 Cypress St, Covina, CA 91722	3-Person Engine

2. What is the approximate fire flow requirement for the proposed project?

To be answered by Land Development Division.

3. What is the department's standard for the first arriving unit on scene? What is the average response time to the project site?

The Fire Department uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.

Based on the distance to the project site (approximately 2.2 miles), it is estimated that Engine 29 would have an average emergency response time of 6 to 7 minutes.

4. Are there any existing deficiencies in the level of fire protection service currently provided to the area and surrounding the project site?

Fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources.

5. How would this project effect the department's ability to maintain adequate fire protection service to the area?

While each additional development creates greater demands on existing resources, the project would not have a significant effect on service demands.

6. What will the fire department require or recommend to reduce fire hazards and potential impacts on fire services?

To be answered by Land Development Division.

7. What hazards are specifically associated with battery energy storage systems? What are your recommendations regarding such hazards?

To be answered by Land Development Division.

8. Please add any other comments.

None.

For any questions regarding this response, please contact Kien Chin, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

Fire and life safety requirements will be addressed during the review for building and fire plan check phase.

The proposed development, (BESS), shall comply with the County of Los Angeles Fire Code, Chapter 12. There may be additional requirements at formal submittal to the County of Los Angeles Fire Department, Fire Prevention Division.

This questionnaire does not propose construction of structures at this time or any other improvements at this time, therefore until actual construction is proposed the project will not have a significant impact to the Land Development Unit.

The Land Development answer to question # 2:

The required approximate fire flow requirement for this project is 4,000 gallons per for 4 hours at 20 psi.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243, or at Claudia.soiza@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has reviewed the fire services questionnaire pertaining to the proposed City of Irwindale Gateway Specific Plan project. HHMD has no comments or requirements for the questions posed in the questionnaire at this time

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or Jennifer.Levenson@fire.lacounty.gov if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ronald M. Durbin".

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg