



FEB 19 2021

STATE CLEARINGHOUSE

**CITY COUNCIL AND SUCCESSOR AGENCY OF THE CITY OF IRWINDALE  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **February 24, 2021 at 6:30 p.m.**, or as soon thereafter as the case may be heard, the City Council and Successor Agency of the City of Irwindale will conduct a public hearing in the **City Council Chambers at 5050 North Irwindale Avenue, Irwindale, California, 91706**, to consider whether to approve the following project:

**1) CERTIFICATION OF THE 2020 FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTION OF CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM; 2) DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE SALE OF THE PROPERTY; 3) GENERAL PLAN AMENDMENT (GPA) NO. 02-2016 (FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL); 4) ZONING ORDINANCE AMENDMENT (ZOA) NO. 04-2016 (TO ALLOW A MATERIALS RECOVERY FACILITY AND TRANSFER STATION (MRF/TS) USE AS A PERMITTED LAND USE IN THE M-2 ZONE WITH APPROVAL OF A DEVELOPMENT AGREEMENT AND TO REVISE THE ALCOHOL SALES DISTANCE REQUIREMENT FROM RECREATIONAL USES AS SET FORTH IN SECTION 17.58.040 OF THE IRWINDALE MUNICIPAL CODE); 5) SITE PLAN AND DESIGN REVIEW PERMIT (SP&DR [DA]) NO. 06-2016 (FOR THE CONSTRUCTION OF THE MRF/TS PROJECT); 6) DEVELOPMENT AGREEMENT AND RELATED APPROVAL ORDINANCE (DA) NO. 02-2016 (FOR THE AUTHORIZATION OF THE MRF/TS USE); 7) CONDITIONAL USE PERMIT (CUP) NO. 08-2016 (FOR THE SALE OF ALCOHOLIC BEVERAGES AND OPERATION OF A GAS STATION); 8) FRANCHISE AND FACILITIES AGREEMENT FOR PROPERTY LOCATED AT 2200 ARROW HIGHWAY, IRWINDALE, CA 91706 (APN: 8535-001-911) IN THE M-2 (HEAVY MANUFACTURING) ZONE; APPLICANT – GREG LOUGHNANE FOR ATHENS SERVICES.**

Athens Services proposes development of a Materials Recovery Facility and Transfer Station ("MRF/TS") Project ("Project") on a 17.22-acre site located at 2200 Arrow Highway, in the City of Irwindale and will be considered by the Irwindale City Council & Successor Agency at its February 24, 2021 public meeting. In accordance with the California Environmental Quality Act (CEQA), and the City of Irwindale's environmental guidelines, the City, as the Lead Agency, prepared and circulated for public review and comment a 2020 Recirculated Draft Environmental Impact Report ("2020 RDEIR") for the proposed Project. The 2020 RDEIR addresses and updates four (4) specific environmental topics from the City's prior environmental review for the Project: 1) Truck Fueling Operations; 2) Greenhouse Gas Emissions; 3) Transportation Energy Use; and (4) Project-specific air emissions health risks associated with ROG, NOx and ozone. The analyses conclude that truck fueling operations, greenhouse gas emissions and transportation energy use will have less-than-significant environmental effects. The analysis of project-specific air emissions health risks concludes that it is scientifically infeasible to substantively connect an individual project's criteria air pollutant emissions to the public health consequences of regional air quality conditions. A 2020 Final Environmental Impact Report ("2020 FEIR") has also been prepared for the Project, and includes the 2020 RDEIR, all comments received on the 2020 RDEIR, the City's responses to those comments, revisions and corrections to the 2020 RDEIR made in response to comments received, and an updated Mitigation Monitoring and Reporting Program. In addition, the 2020 FEIR includes the 2014 Draft EIR, 2014 Recirculated Draft EIR, 2016 Final EIR, and 2017 Addendum No. 1 to the 2016 Final EIR. The Planning Commission will consider recommending to City Council certification of the 2020 FEIR. The 2020 FEIR is available to the public at the following website: <http://www.irwindaleca.gov/177/Materials-Recovery-Facility-Transfer>.

If you wish to challenge the listed entitlements and/or the environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Irwindale Community Development Department at, or prior to, the public hearing. For further information, please contact Marilyn Simpson, Community Development Manager/City Planner, at [MSimpson@IrwindaleCA.gov](mailto:MSimpson@IrwindaleCA.gov) or (626) 430-2209.

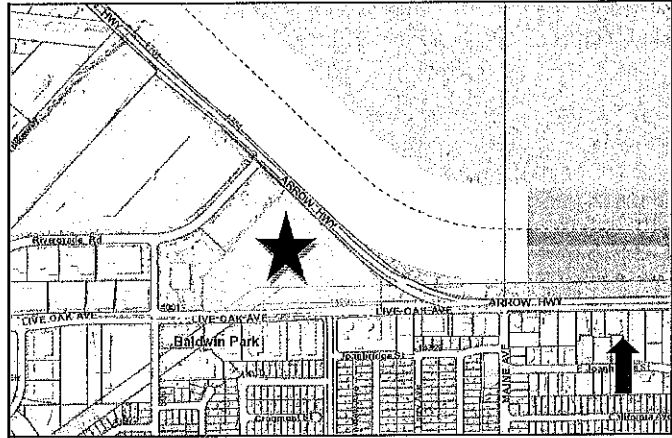
The City Council as Successor Agency will further consider approval of a Summary Report pursuant to Section 33433, which includes, among other things, a summary of (i) the cost of the DDA to the Successor Agency, (ii) the estimated value of the interest to be conveyed, determined at the highest and best uses under the redevelopment plan, (iii) the estimated value of the interest to be conveyed at the use and with the conditions, covenants, and development costs required by the sale, and (iv) an explanation of why the sale of the property will assist in the elimination of blight. The Successor Agency and City Clerk's office have the Summary Report on file for public inspection, including a copy of the DDA.

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 and issued Executive Order N-25-20, which allows local legislative bodies to hold meetings via conference calls while still meeting state transparency requirements. Information on opportunities for public participation can be found at <https://www.irwindaleca.gov/AgendaCenter>.

Sincerely,

Laura Nieto, MMC  
Chief Deputy City Clerk

Mailed: February 11, 2021  
Posted: February 11, 2021  
Published: February 12, 2021



Source: LA County Assessor 2020