



PLANNING COMMISSION OF THE CITY OF IRWINDALE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **January 20, 2021 at 6:30 p.m.**, or as soon thereafter as the case may be heard, the Planning Commission 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 the following for recommendation to the Irwindale City Council and Successor Agency:

- 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) GENERAL PLAN AMENDMENT (GPA) NO. 02-2016 (FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL);
 - 3) 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);
 - 4) SITE PLAN AND DESIGN REVIEW PERMIT (SP&DR [DA]) NO. 06-2016 (FOR THE CONSTRUCTION OF THE MRF/TS PROJECT);
 - 5) DEVELOPMENT AGREEMENT (DA) NO. 02-2016 (FOR THE AUTHORIZATION OF THE MRF/TS USE);
 - 6) CONDITIONAL USE PERMIT (CUP) NO. 08-2016 (FOR THE SALE OF ALCOHOLIC BEVERAGES AND OPERATION OF A GAS STATION);
- 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 Planning Commission at its January 20, 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 Planning Division at, or prior to, the public hearing. For further information, please contact Marilyn Simpson, Community Development Manager/City Planner, at MSimpson@IrwindaleCA.gov or (626) 430-2209.

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>.

Marilyn Simpson, AICP
Community Development Manager/City Planner

Dated: January 5, 2021
Mailed: January 7, 2021
Posted: January 7, 2021
Publication: January 8, 2021

