



Irwindale Gateway Specific Plan EIR Scoping Meeting

Location:

City of Irwindale
16116 Arrow Highway
Irwindale, CA 91706

March 2, 2023
6:00 – 8:00 PM

PROJECT TEAM

City of Irwindale

Planning Department

- Marilyn Simpson, Community Development Director
- Brandi Jones, Senior Planner
- Martin Romero, Planning Technician

Public Works Department

PlaceWorks (CEQA Consultants)

- JoAnn Hadfield, Principal Environmental Services
- Dina El Chammas Gass, Senior Associate
- Julia Lok, Planner

Iteris (Traffic Subconsultants)

OVERVIEW

Overview

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
4. EIR Process
5. Notice of Preparation (NOP)
6. Issues to be Analyzed in the EIR
7. Public Comments

SCOPING MEETING

Purpose is to:

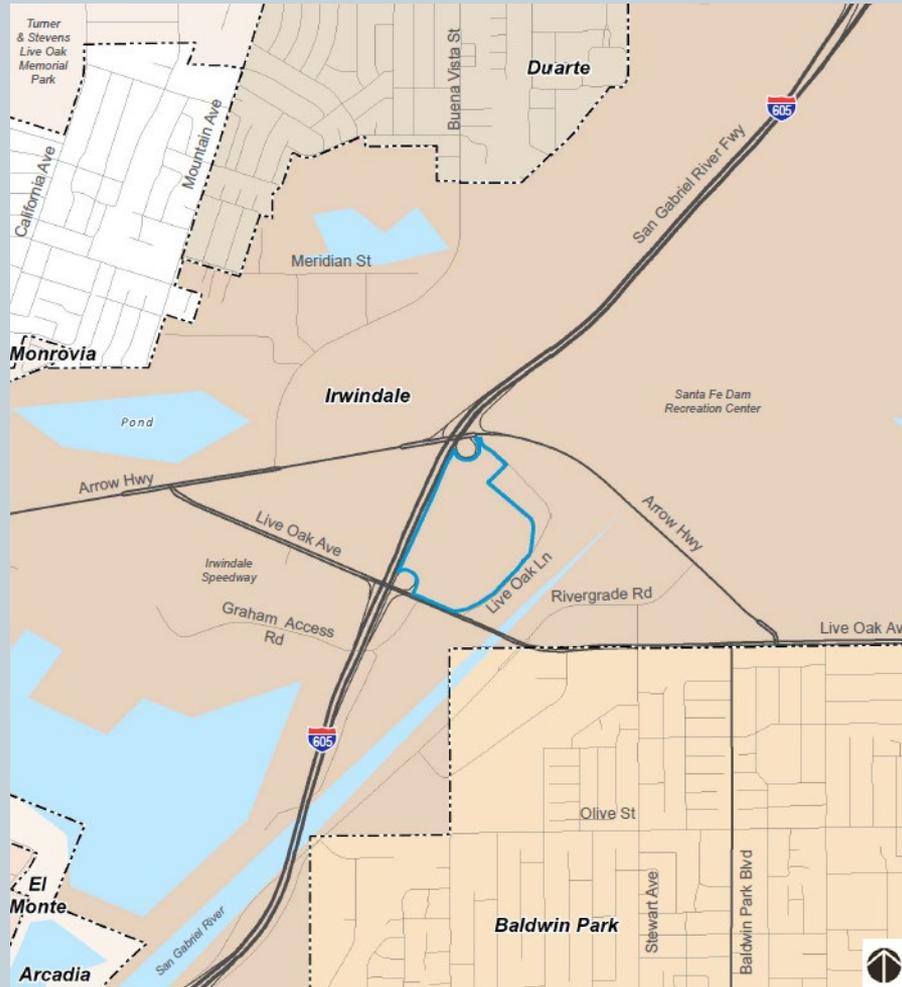
- ❑ Provide a general project description
- ❑ Solicit comments to refine and/or expand the “scope” of the Environmental Impact Report (EIR)

The scope is determined by:

- ❑ Responses to Notice of Preparation (NOP) from responsible agencies
- ❑ Input from the community (including comments at scoping meeting)
- ❑ Experience with similar projects

PROJECT OVERVIEW

VICINITY MAP



PROJECT OVERVIEW

AERIAL PHOTO



PROJECT OVERVIEW

SITE HISTORY AND PROJECT OVERVIEW

- Former quarry - ceased operations in the late 1980's
- Operated as an Inert Landfill up to 2006 - Nu-Way Live Oak Reclamation
- Site Currently Being Remediated
- Two Options Proposed for Future Development

PROJECT OVERVIEW

SITE PHOTOGRAPHS



PROJECT OVERVIEW

SITE PHOTOGRAPHS



PROJECT OVERVIEW

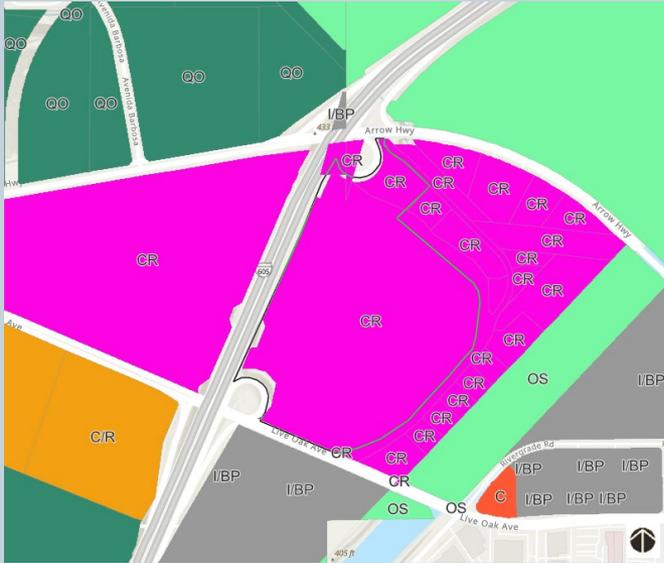
RECLAMATION PLAN (NOT PART OF EIR)

- Approved by the Regional Water Quality Control Board and currently underway
- Involves excavation, processing, and recompaction of existing fill
- Final elevation of project site will match that of adjacent grade
- Not to be analyzed in this Draft EIR



PROJECT OVERVIEW

CURRENT & PROPOSED LAND USE AND ZONING



Current GP Designation: Regional Commercial

Proposed GP Designation: Specific Plan



Current Zoning: (M-2) Heavy Manufacturing

Proposed Zoning: Irwindale Gateway Specific Plan

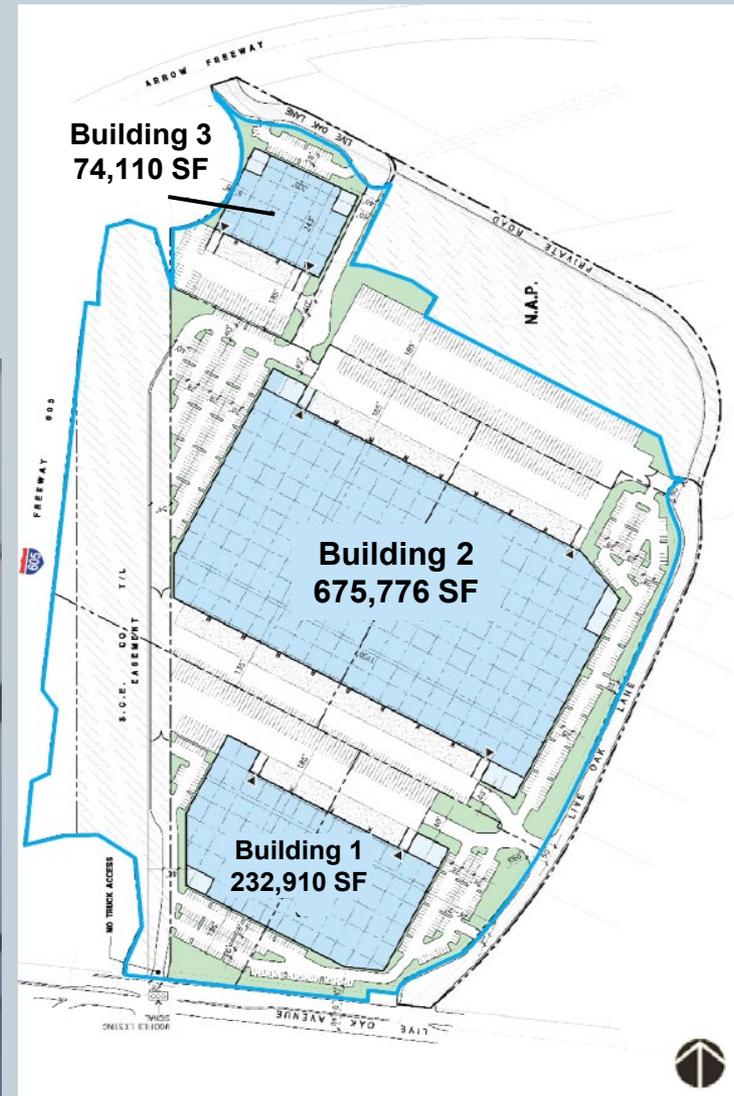
PROJECT OVERVIEW

PROPOSED LAND USE DEVELOPMENT POTENTIAL

Development Option	Land Use	Acres	Permitted Building/Structure Use	Square Feet/Other Details
1	Specific Plan	63.6 ac	General light industrial, manufacturing, warehouse/distribution, e-commerce fulfillment center	<ul style="list-style-type: none"> Up to 1,000,000 sf of building space Conceptual plan: 954,796 sf of warehouse space and 28,000 sf of office space
2	Specific Plan	47.6 ac	General light industrial, manufacturing, warehouse/distribution, e-commerce fulfillment center	<ul style="list-style-type: none"> Up to 725,000 sf of building space Conceptual plan: 668,070 sf of warehouse space and 36,000 sf of office space
	Battery Energy Storage System (BESS)	16 ac	Battery enclosure, generation step-up transformer, substation, overall facility area	<ul style="list-style-type: none"> Battery enclosure: 8'10"H x 29'11"L x 5'5"W Generation step-up transformer: 6'H x 8'6"L x 8'6"W Substation: 2 ac Overall facility area: 14 ac

PROJECT OVERVIEW

CONCEPTUAL SITE PLAN – OPTION 1



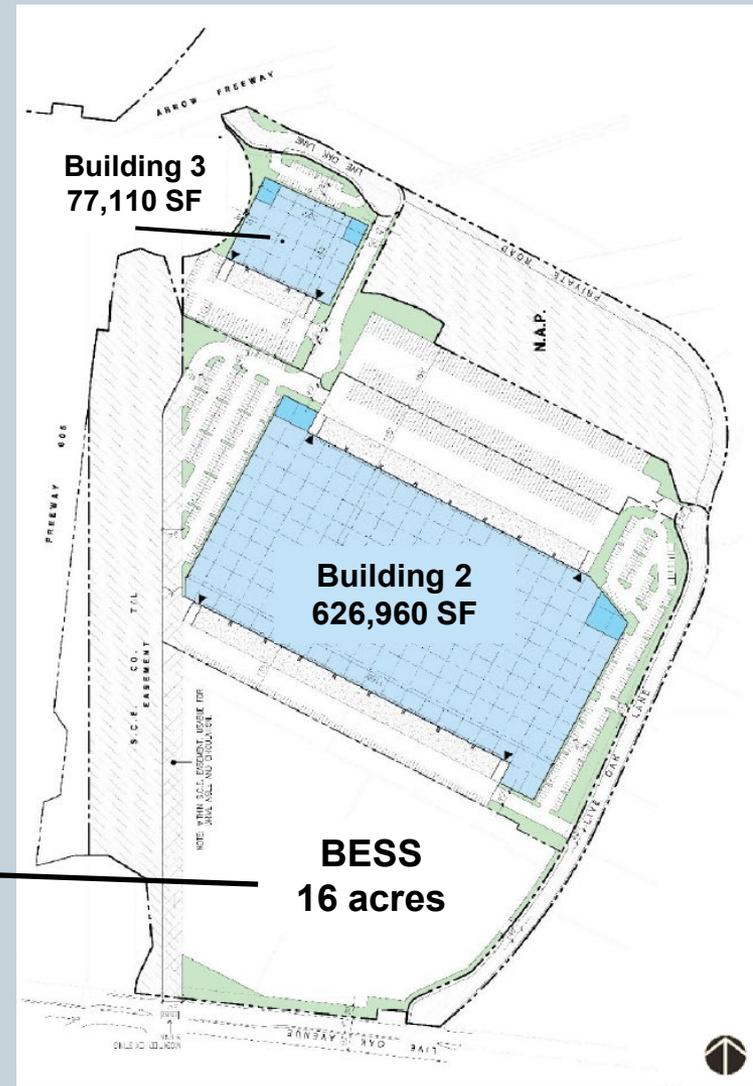
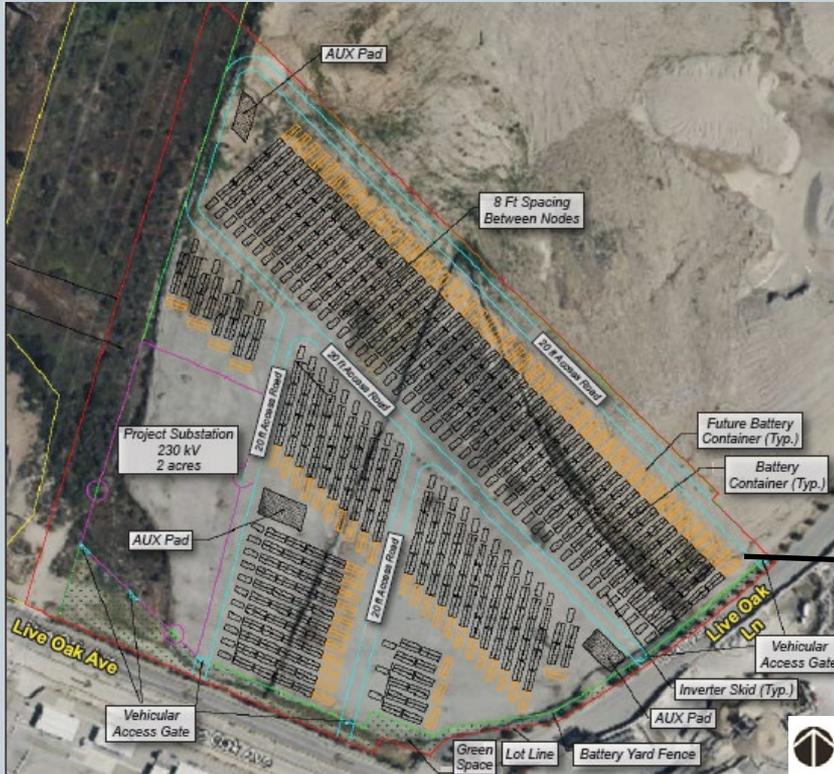
PROJECT OVERVIEW

SPECIFIC PLAN VISION



PROJECT OVERVIEW

CONCEPTUAL SITE PLAN – OPTION 2



PROJECT OVERVIEW

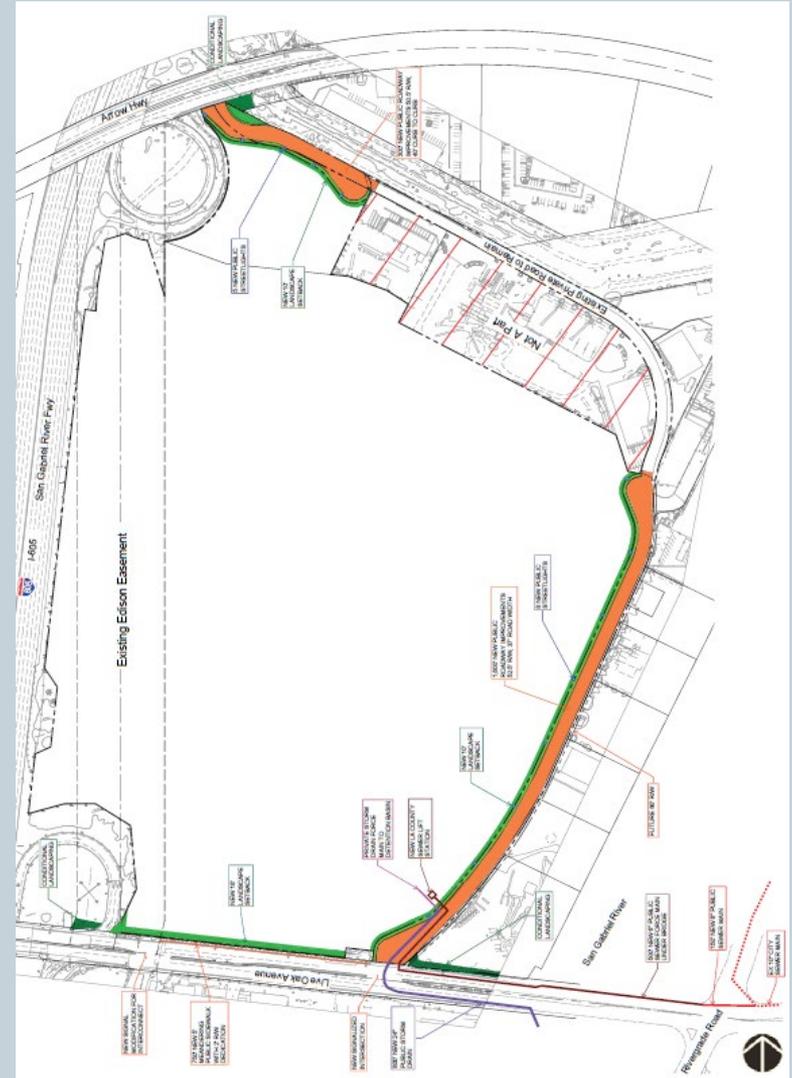
BATTERY ENERGY STORAGE SYSTEM (BESS) VISION



PROJECT OVERVIEW

PUBLIC IMPROVEMENTS

- Dedication of Live Oak Lane along project site frontage
- Public roadway improvements
- Installation of new traffic signal at Live Oak Lane/Live Oak Avenue intersection
- Modification of traffic signal at Live Oak Avenue and Graham Street
- 2,100 feet of new public water main
- 750 feet of new public sidewalk



PROJECT OVERVIEW

PROPOSED PHASING SCHEDULE

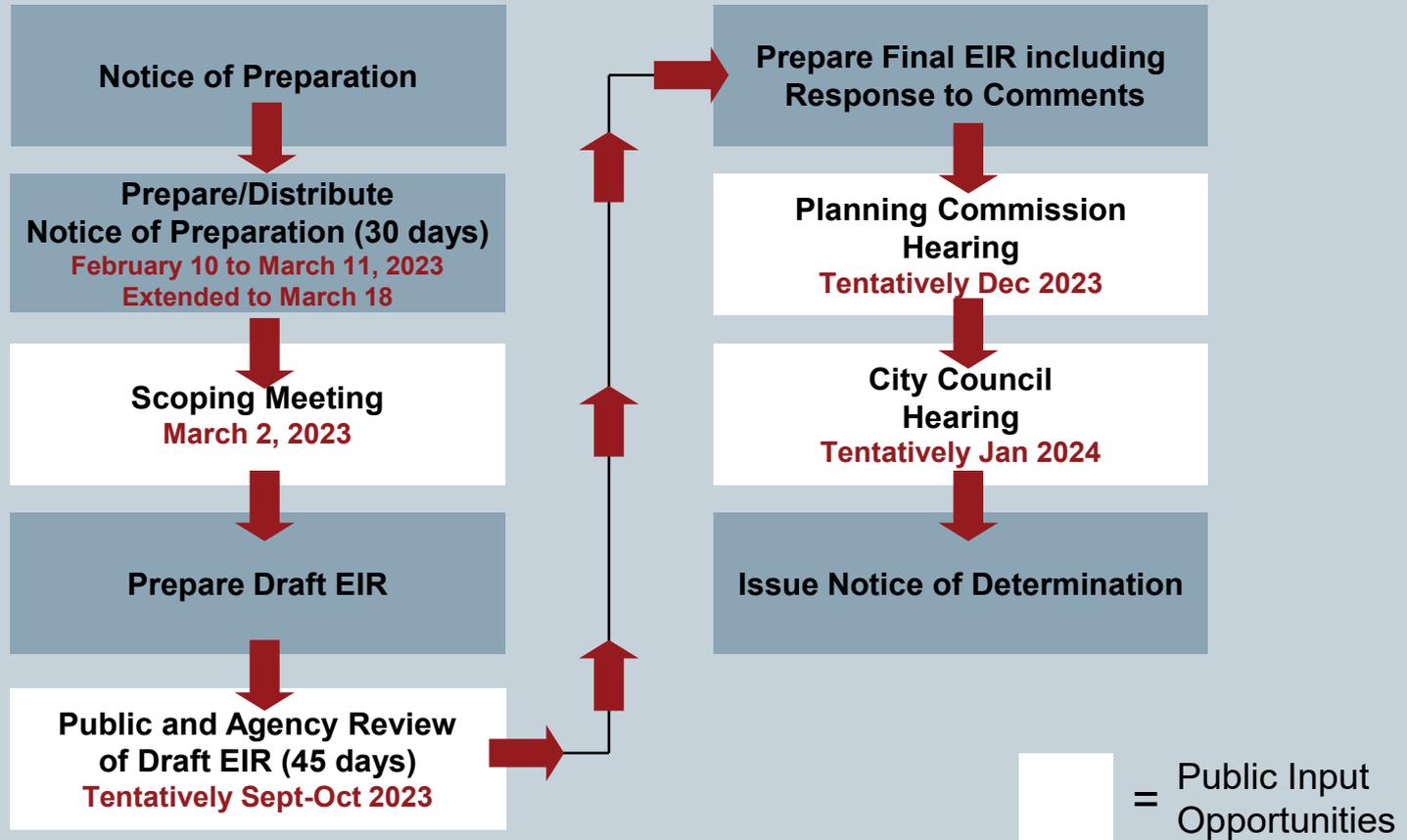
Phase	Start	Finish	Duration (months)
Remedial Grading	1/23	9/26	45
Offsite Improvements	1/25	12/25	12
Construction – Building 1 (Option 1) / BESS (Option 2)	7/24	6/25	12
Construction – Buildings 2 & 3	9/26	8/27	12
Rough Grading	9/26	10/26	1
Fine Grading	7/27	8/27	1

PURPOSE OF CEQA

California Environmental Quality Act (CEQA)

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review

EIR PROCESS



ISSUES

TOPICS TO BE ANALYZED IN THE EIR

- ✓ Aesthetics
 - Agricultural/Forestry Resources
- ✓ Air Quality*
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology/Soils*
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials*
- ✓ Hydrology/Water Quality*
- ✓ Land Use/Planning
- ✓ Mineral Resources
- ✓ Noise*
- ✓ Population & Housing
- ✓ Public Services
 - Recreation
- ✓ Transportation/Traffic*
- ✓ Tribal Cultural Resources
- ✓ Utilities/Service Systems*

* Indicates a technical study will be prepared

ISSUES

PROJECT-RELATED TECHNICAL STUDIES

- AQ/GHG Analysis
- Noise and Vibration Analysis
- Construction and Operational HRAs
- Geotechnical Report
- Phase I Environmental Site Assessment
- Traffic Impact Analysis
- Hydrology Report
- Low Impact Development Report
- Sewer Study
- Utility Study
- Water Supply Assessment

PUBLIC COMMENTS

OPPORTUNITIES FOR COMMENTING

▪ Notice of Preparation

- ❑ Began on February 10, 2023 and ends on March 11, 2023 (local comment period extended to March 18, 2023)
- ❑ Available for review at:
 - ❑ City's website

▪ Scoping Meeting

- ❑ Submit comments today to Julia (comment cards provided)
- ❑ Please include your name and address



PUBLIC COMMENTS

HOW COMMENTS WILL BE ADDRESSED IN THIS EIR

Agency/Organization /Individual	Date	Comments	Section of EIR Comment is Addressed
John Doe	3/1/23	States that proposed project would worsen traffic conditions	Section 5.16, <i>Transportation</i>
Joe Bruin	3/2/23	Asks whether soil on the site has been tested	Section 5.7, <i>Geology and Soils</i>
Jane Smith	3/2/23	Expresses concern with construction impacts related to noise, dust, and air quality	Section 5.3, <i>Air Quality</i> Section 5.12, <i>Noise</i>
Jane Doe	3/5/23	Points out potential environmental impacts from lighting	Section 5.1, <i>Aesthetics</i>
Chip Munk	3/6/23	Expresses concern for wildlife onsite	Section 5.4, <i>Biological Resources</i>
Tim Turner	3/10/23	Expresses concern with increased water usage in drought conditions	Section 5.10, <i>Hydrology and Water Quality</i>

PUBLIC COMMENTS

FUTURE OPPORTUNITIES FOR PUBLIC PARTICIPATION

- **Draft Environmental Impact Report**
 - Circulate Draft EIR for 45 days (tentatively Sep-Oct 2023)
- **Final EIR**
 - Includes response to comments
 - Final EIR is published and made available for review prior to project approval
- **Planning Commission & City Council Hearings**
 - Tentatively Dec 2023-Jan 2024

PUBLIC COMMENTS

- Any environmental issues you would like to see addressed in the EIR
- Comments may be submitted to Brandi Jones, Senior Planner, City of Irwindale via:
 - Mail or Hand Deliver to:

City of Irwindale
Community Development Department
Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706
(626) 430-2260
 - Email: BJones@IrwindaleCA.gov



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