



NOTICE OF AVAILABILITY

Draft EIR: Irwindale Gateway Specific Plan

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (DEIR), SCH # 2023020290, has been prepared by the City of Irwindale (Lead Agency) and is available for a 45-day public review period on the City's website and dedicated project webpage at: <https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway> and in-person during normal business hours at the following locations:

- Irwindale City Hall – 5050 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Public Library (temporary location until June 2, 2024) – 16116 Arrow Highway, Irwindale, CA 91706
- Irwindale Public Library (beginning June 3, 2024) – 16053 Calle de Paseo, Irwindale, CA 91706
- Irwindale Community Development – Planning Division – 16102 Arrow Highway, Irwindale, CA 91706

The 45-day public review period begins on May 13, 2024, and ends on June 27, 2024, after which a Final Draft EIR will be prepared containing comments and response to comments that are received during the 45-day period. The Final Draft EIR will be used by the City of Irwindale Planning Commission and City Council in the City's consideration of the proposed project, at future dates for which notice shall separately be provided. If you have problems accessing the document on the City's website, please contact Brandi Jones at BJones@IrwindaleCA.gov.

PROJECT TITLE: *Irwindale Gateway Specific Plan*

PROJECT APPLICANT: Kearny Real Estate Company

PROJECT LOCATION: The 66.64-acre Specific Plan site is at 13620 Live Oak Lane in the central portion of the City of Irwindale in Los Angeles County. The project site is bordered by Interstate 605 (I-605) to the west, Live Oak Lane to the north and east, and Live Oak Avenue to the south. The Assessor's Parcel Numbers (APNs) for the project site are 8532-002-046 and 8532-002-047. There is also a 9.61-acre Southern California Edison (SCE) easement on the project site.

PROJECT DESCRIPTION: The Irwindale Gateway Specific Plan (proposed project) proposes development of an industrial logistics and distribution center and associated parking and loading docks. The Environmental Impact Report analyzes two development options for the Specific Plan:

- **Option 1:** 52.6 acres general light industrial, manufacturing, warehouse/distribution, e-commerce fulfillment center encompassing 954,796 SF of warehouse space and 43,000 SF of office space. A variety of general warehousing and manufacturing tenants could be accommodated in the three buildings. Option 1 would also include 918 standard vehicle parking spaces, 346 trailer parking spaces, and 5.8 acres of landscaping.
- **Option 2:** 36.71 acres general light industrial/warehouse/distribution, e-commerce fulfillment center encompassing 668,070 SF of warehouse space and 36,000 SF office space, and 15.94 acres of battery energy storage system (BESS) (electric energy storage, transmission and AC/DC and voltage conversion). The preliminary design for the BESS has 353,000 square feet of battery arrays, within which battery enclosures, inverter enclosures, and medium voltage transformers would be arranged. The BESS would be served by an overhead electric tie-line consisting of three 220-kilovolt conductor cables below an optical ground wire that

serves dual purposes of grounding and fiber optic communications. Parking would consist of 617 standard vehicle spaces and 257 trailer spaces, and landscaping would cover 4.3 acres.

One of these two options would be the end use for the project site after reclaiming the property. The project would also include the dedication of Live Oak Lane along the proposed project's frontage to improve the street to the City's standard of 60 feet; installation of a new traffic signal at the Live Oak Lane/Live Oak Avenue intersection; 2,100 feet of new public water main; and 750 feet of new public sidewalk.

A majority of the project site is currently undergoing an active reclamation. The Nu-Way Live Oak Reclamation Operations Plan was approved by the Regional Water Quality Control Board in 2022 and is to be completed prior to implementation of the Specific Plan. The rough graded site per the Operations Plan serves as the baseline conditions for implementation of the Specific Plan.

The proposed project would require the following discretionary and administrative approvals from the City:

- General Plan Amendment to change the current designation from Regional Commercial to Specific Plan.
- Zone Change from M-2 (Heavy Manufacturing) to Irwindale Gateway Specific Plan.
- Zone Ordinance Amendment to adopt the Irwindale Gateway Specific Plan.
- Tentative Parcel Map to create seven total lots.

ENVIRONMENTAL IMPACTS: The EIR analyzed the following topical environmental issue areas:

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| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Mineral Resources |
| • Biological Resources | • Noise |
| • Cultural Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

The proposed project, if approved and implemented, is expected to result in the following Significant Unavoidable Impacts:

- Air Quality (obstructing implementation of an applicable air quality management plan)
- Greenhouse Gas Emissions (generation of emissions that have a significant impact on the environment)

All other impacts studied in the DEIR will be less than significant impacts or less than significant impacts with feasible mitigation measures.

CONTACT:

If you have any questions about this project, or wish to comment on the public draft document, you are encouraged to contact:

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