Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy
Norwalk, CA 90650

From:
Public Agency: City of Irwindale
Address: 5050 Irwindale Avenue,
Irwindale, CA 91706
Contact: Brandi Jones
Phone: (626) 430-2260

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023020290

Project Title: San Gabriel Battery Energy Storage System (BESS)

Project Applicant: San Gabriel Project I-IV, LLC

Project Location (include county): 13620 Live Oak Lane, Irwindale, Los Angeles, CA

Project Description:

Request to approve a 400-megawatt (MW) battery energy storage system (BESS) on 15.94 acres located at 13620 Live Oak Lane in the previously approved Irwindale Gateway Specific Plan (IGSP). The request also includes the construction of 1,200 square foot operations and maintenance building, on-site collector substation, overhead electrical tie-line, and a 130'-0" Point of Change of Ownership (POCO) pole for property located at 13620 Live Oak Lane and finding all entitlements consistent with the certified Environmental Impact Report (SCH#2023020290). Development Agreement No. 01-2025, Site Plan and Design Review (DA) No. 03-2025, Zone Variance No. 01-2025.

This is to advise that the City of Irwindale has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/10/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway-

Signature (Public Agency): Title: Senior Planner

Date: 12/10/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011